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Appropriate Assessment Screening for a Proposed Large-Scale Residential Development at Carlisle, Kimmage Road West, Dublin 12.

30th May 2025

Prepared by: Bryan Deegan (MCIEEM) of Altemar Ltd.
On behalf of: 1 Terenure Land Limited.

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Introduction

An Appropriate Assessment is an assessment of the potential effects of a proposed project or plan, on its own, or in combination with other plans or projects, on one or more European sites (Special Areas of Conservation (SAC) or Special Protection Areas (SPA)).

The following Appropriate Assessment (AA) (Screening Stage) has been prepared by **Altemar Ltd.** at the request of 1 Terenure Land Limited. The project relates to a proposed large-scale residential development at Carlisle, Kimmage Road West, Dublin 12.

The AA Screening stage examines the likely significant effects of the proposed development, either on its own, or in combination with other plans and projects, upon a European site and considers whether, on the basis of objective scientific evidence, it can be concluded, in view of best scientific knowledge and the conservation objectives of the relevant European sites, that there are not likely to be significant effects on any European site.

Altemar Ltd.

Since its inception in 2001, Altemar has been delivering ecological and environmental services to a broad range of clients. Operational areas include residential, infrastructural, renewable, oil & gas, private industry, local authorities, EC projects and State/semi-State Departments. Bryan Deegan is the managing director of Altemar. Bryan is an environmental scientist and marine biologist with 31 years' experience working in Irish terrestrial and aquatic environments, providing services to the State, Semi-State and industry. Bryan Deegan (MCIEEM) holds a MSc in Environmental Science, BSc (Hons.) in Applied Marine Biology, NCEA National Diploma in Applied Aquatic Science and a NCEA National Certificate in Science (Aquaculture). Bryan Deegan carried out all elements of this Appropriate Assessment Screening.

Background to the Appropriate Assessment

The Habitats Directive 92/43/EEC (together with the Birds Directive (2009/1477/EC)) forms the cornerstone of Europe's nature conservation policy. The Directive protects over 1000 animals and plant species and over 200 "habitat types" which are of European importance. In the Habitats Directive, Articles 3 to 9 provide the legislative means to protect habitats and species of European Community interest through the establishment and conservation of an EU-wide network of conservation sites (NATURA, 2000). These are Special Areas of Conservation (SACs) designated under the Habitats Directive and Special Protection Areas (SPAs) designated under the Birds Directive), Article 6(3) and 6(4) of the Habitats Directive set out the decision-making tests for plans and projects likely to affect European sites (Annex 1.1). Article 6(3) establishes the requirement for Appropriate Assessment:

"Any plan or project not directly connected with or necessary to the management of the [EUROPEAN] site but likely to have a significant effect thereon, either individually or in combination with other plans and projects, shall be subjected to appropriate assessment of its implications for the site in view of the site's conservation objectives. In light of the conclusions of the assessment of the implication for the site and subject to the provisions of paragraph 4, the component national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public."

As outlined in "Managing European sites, The provisions of Article 6 of the 'Habitats' Directive 92/43/EEC" (European Commission, 21 November 2018) *"The purpose of the appropriate assessment is to assess the implications of the plan or project in respect of the site's conservation objectives, either individually or in combination with other plans or projects. The conclusions should enable the competent authorities to ascertain whether the plan or project will adversely affect the integrity of the site concerned. The focus of the appropriate assessment is therefore specifically on the species and/or the habitats for which the European site is designated."*

As outlined in the EC guidance document on Article 6(4) (January 2007)[1]:

"Appropriate assessments of the implications of the plan or project for the site concerned must precede its approval and take into account the cumulative effects which result from the combination of that plan or project with other plans or projects in view of the site's conservation objectives. This implies that all aspects of the plan or project which can, either individually or in combination with other plans or projects, affect those objectives must be identified in the light of the best scientific knowledge in the field.

Assessment procedures of plans or projects likely to affect European sites should guarantee full consideration of all elements contributing to the site integrity and to the overall coherence of the network, both in the definition of the baseline conditions and in the stages leading to identification of potential impacts, mitigation measures and residual impacts. These determine what has to be compensated, both in quality and quantity. Regardless of whether the provisions of Article 6(3) are delivered following existing environmental impact assessment procedures or other specific methods, it must be ensured that:

- *Article 6(3) assessment results allow full traceability of the decisions eventually made, including the selection of alternatives and any imperative reasons of overriding public interest.*
- *The assessment should include all elements contributing to the site's integrity and to the overall coherence of the network as defined in the site's conservation objectives and Standard Data Form, and be based on best available scientific knowledge in the field. The information required should be updated and could include the following issues:*
    - *Structure and function, and the respective role of the site's ecological assets;*
    - *Area, representativity and conservation status of the priority and nonpriority habitats in the site;*
    - *Population size, degree of isolation, ecotype, genetic pool, age class structure, and conservation status of species under Annex II of the Habitats Directive or Annex I of the Birds Directive present in the site;*
    - *Role of the site within the biographical region and in the coherence of the European network; and,*
    - *Any other ecological assets and functions identified in the site.*
- *It should include a comprehensive identification of all the potential impacts of the plan or project likely to be significant on the site, taking into account cumulative impacts and other impacts likely to arise as a result of the combined action of the plan or project under assessment and other plans or projects.*
- *The assessment under Article 6(3) applies the best available techniques and methods, to estimate the extent of the effects of the plan or project on the biological integrity of the site(s) likely to be damaged.*
- *The assessment provides for the incorporation of the most effective mitigation measures into the plan or project concerned, in order to avoid, reduce or even cancel the negative impacts on the site.*
- *The characterisation of the biological integrity and the impact assessment should be based on the best possible indicators specific to the European assets which must also be useful to monitor the plan or project implementation."*

[1] European Commission. (2007).Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC – Clarification of the concepts of: alternative solutions, imperative reasons of overriding public interest, compensatory measures, overall coherence, opinion of the commission;

Stages of the Appropriate Assessment

This Appropriate Assessment screening was undertaken in accordance with the European Commission Methodological Guidance on the provision of Article 6(3) and 6(4) of the 'Habitats' Directive 92/43/EEC (EC, 2001), Part XAB of the Planning and Development Act 2000, as amended, in addition to the December 2009 publication from the Department of Environment, Heritage and Local Government; 'Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities' and the European Communities (Birds and Natural Habitats) Regulations 2011. In order to comply with the above Guidelines and legislation, the Appropriate Assessment process must be structured as follows:

1) Screening stage:
    - Description of plan or project, and local site or plan area characteristics;
    - Identification of relevant European sites, and compilation of information on their qualifying interests and conservation objectives
    - Identification and description of individual in combination effects likely to result from the proposed project;
    - Assessment of the likely significance of the effects identified above. Exclusion of sites where it can be objectively concluded that there will be no likely significant effects; and,

      Conclusions
2) Appropriate Assessment (Natura Impact Statement):
    - Description of the European sites that will be considered further;
    - Identification and description of potential adverse impacts on the conservation objectives of these sites likely to occur from the project or plan; and,
    - Mitigation Measures that will be implemented to avoid, reduce or remedy any such potential adverse impacts
    - Assessment as to whether, following the implementation of the proposed mitigation measures, it can be concluded, beyond all reasonable scientific doubt, that there will be no adverse impact on the integrity of the relevant European Site in light of its conservation objectives"
    - Conclusions.

If it can be demonstrated during the AA screening phase (Stage 1), that the proposed project will not have a significant effect, whether alone or in combination with other plans or projects, on the conservation objectives of a European site, then no further AA (Stage 2) will be required. It is important to note that there is a requirement to apply a precautionary approach to AA screening. Therefore, where effects are possible, certain or unknown at the screening stage, AA will be required.

In addition, it should be noted that Article 6(3) of the Habitats Directive must be interpreted as meaning that, in order to determine whether it is necessary to carry out, subsequently, an AA of the implications, for a site concerned, of a plan or project, it is not appropriate, at the screening stage, to take account of the measures intended to avoid or reduce the harmful effects of the plan or project on that site.

Stage 1 Screening Assessment

Management of the Site

The project is not directly connected with, or necessary to, the management of European sites.

Project Description

1 Terenure Land Limited intend to apply for **Permission** for a Large-Scale Residential Development (LRD) at this site at "Carlisle", Kimmage Road West, DUBLIN 12.

The proposed Large Scale Residential Development will consist of 145 no. apartments (70 no. 1 bed and 75 no. 2 bed apartments) within 5 no. blocks (with blocks 4 and 5 linked throughout), ranging in height up to 5 storeys. All residential units have associated private balconies/terraces to the north/ south/ east/ west elevations. The proposal will also include provision of a creche, cultural/ community space along with 89 no. car parking spaces, 465 no. bicycle parking spaces and 6 no. motorcycle parking spaces located at undercroft and surface level. Vehicular/pedestrian/cyclist access is provided off Kimmage Road West via the existing road which currently serves the Ben Dunne Gym. All associated site development works, public open spaces, podium and ground level communal open space, landscaping, boundary treatments, plant and waste management areas, and services provision (including ESB substations) will be provided. Upgrades to the Uisce Eireann network along Kimmage Road West are also accommodated.

The site outline and site location are shown in Figures 1 & 2. The architectural plans are shown in Figures 3-5.

Landscape

The landscape strategy for the proposed development has been prepared by Niall Montgomery & Partners. The landscape general arrangement plan is shown in Figure 6. Altemar has provided input into the Landscape Masterplan and developed a Biodiversity Enhancement Plan which accompanies the proposal. As outlined in the Landscape Masterplan "*The landscape design has been planned in such a way so as to maximise the site's orientation and anticipated microclimate to create habitable, quality spaces which respond to human comfort, encouraging residents and public into a safe and surveilled space. Site is accessed through a single route to the south.*

The open space area is to encourage the cultural and community use. To the south site is adjacent temporarily closed Nora Dunne Gallery. Landscape proposal is taking in consideration possible future opening to Gallery public open space which will benefit the wider area.

In addition, it is anticipated that the development will offer a net gain to biodiversity through the development of additional habitat connecting existing mature trees to the northern and western boundary with proposed planting.

An increased number of trees coupled with best practice maintenance will ensure a sustainable landscape for the future. Edge conditions and relationships with neighbouring developments are sensitively integrated and screened. The primary objectives of the design are to encourage biodiversity through varied tree and shrub planting, create a series of interlinking spaces which 'blur' the boundaries and create 'moments' for interactions, crafting a sense and extension of the community for the wider neighbourhood."

Figure 1. *Site outline*

Figure 2. *Site location*

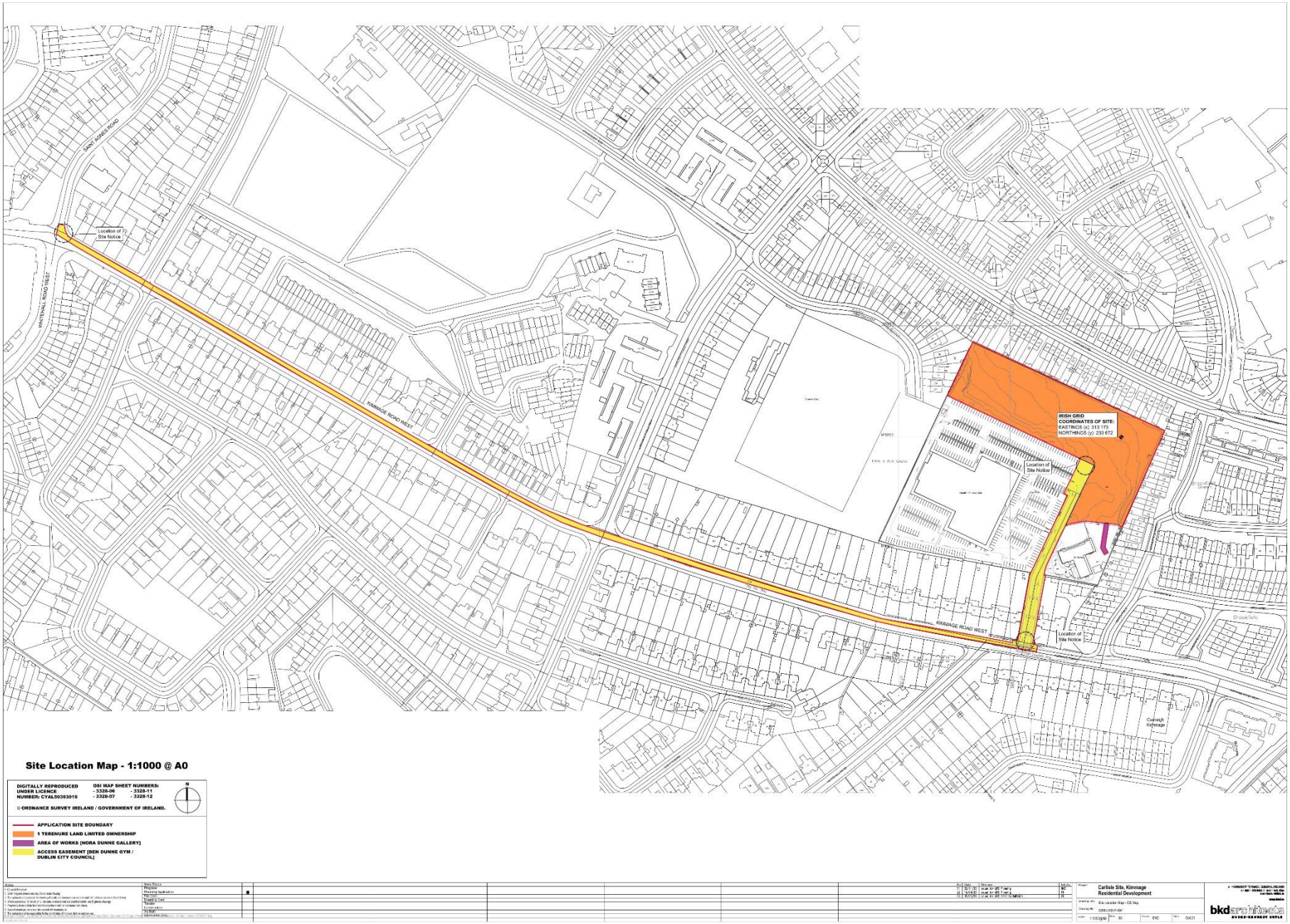


Figure 3. *Site layout map*

Figure 4. *Site layout plan*

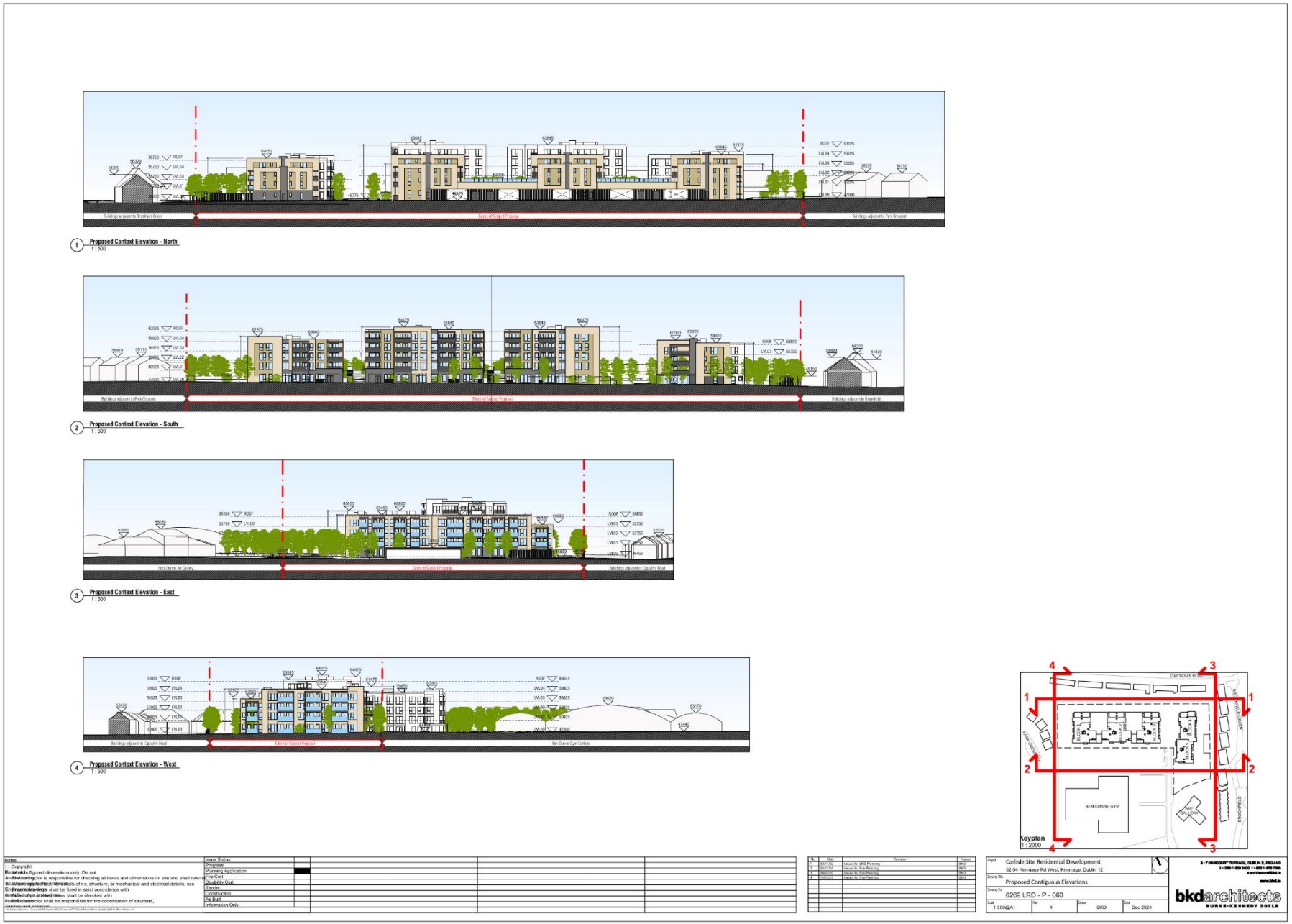


Figure 5. *Contextual elevations*

Figure 6. *Proposed landscape general arrangement plan*

Drainage

Barrett Mahony Consulting Engineers have been appointed as the Civil Engineers for this LRD at Carlile, Kimmage, Dublin 12. The following drainage strategy is outlined in the Infrastructure Report:

"EXISTING SURFACE WATER INFRASTRUCTURE

This site is currently a greenfield site, previously used as a cricket field. There is an existing surface water drainage system to the south of the site running along Kimmage Road West.

PROPOSED SURFACE WATER DRAINAGE SYSTEM

The subject site is currently greenfield which provides a basis for setting the limiting discharges of surface water runoff for the proposed site. As per the DCC Development Plan 2022-2028 Policy SI23 requirements and the DCC Green Blue roof guide, green blue roof (extensive sedum type) coverage will be applied to all roofs, and intensive green blue roofs to the podium areas. The green roof will provide interception of rainfall, filtration through the medium, and storage within the voids facilitating evapotranspiration. Peak run-off discharge from the proposed development will be restricted to a peak rate of 2.0 l/s/ha. An underground attenuation tank will be provided to cater for storm events up to and including the 1 in 100 year plus 20% for climate change (as per the requirements in Appendix 13 of the DCC Development Plan 2022-2028). The tank will operate 'in-line' with the drainage system.

The surface water is proposed to outfall to the surface water (SW) sewer on Kimmage Road West to the south of the site. Run off from onsite surface car parking passes through a petrol interceptor before entering the final attenuation tank. Silt management will be achieved by means of silt trap manholes upstream of the attenuation tank.

PROPOSED SURFACE WATER MANAGEMENT PLAN

*The proposed Surface Water Management Plan is in line with Dublin City Council Development Plan 2022-2028 Policy SI25 and the key requirements contained in Appendix 13' (*of the Infrastructure report*). 'The proposed surface water drainage system takes cognisance of the Dublin City Development Plan 2022-2028 with respect to SuDS'. 'The proposed SuDS measures provide a minimum of two stage treatment of surface water run-off. This treatment approach is in line with the CIRIA SuDS Manual C753 and is outlined below. The measures to be incorporated into the development will include intensive and extensive green roof, permeable paving, gravel filter drains, rain gardens and infiltration systems. The full SuDS treatment train is implemented prior to discharge into the public system.'*

FOUL DRAINAGE SYSTEM

EXISTING FOUL DRAINAGE SYSTEM

The site is well served with foul sewers on Kimmage Road West to the south.

PROPOSED FOUL DRAINAGE SYSTEM

The proposed foul drainage system will be designed to take discharges from the new residential units. Drainage from any kitchen/canteen facilities will discharge through a grease separator designed in accordance with IS EN 1825 Part 1 and Part 2 and / or to Irish Water requirements. It is calculated that the proposed development will have a total hydraulic loading of c.67m3 per day of foul effluent generated during the operational phase of the development. This equates to an average flow of 0.77 litres/second (over a 24-hour period) and a peak flow of 4.64 litres/second.

A Pre-connection Enquiry application was submitted to Irish Water to confirm capacity in the receiving network and a Confirmation of Feasibility letter was received from IW, confirming that connection to foul sewers in Kimmage Road West is feasible, without upgrade. Refer to Appendix 3.'(Appendix 1 of the AA Screening)

'The distance between the subject site and Kimmage Road West, and the levels of the IW foul sewerage on Kimmage Road West, are such that foul water will be collected in a gravity system within the site and directed to pumping station, from where will be pumped via a rising main to the foul sewer on Kimmage Road West.

The distance between the subject site and Kimmage Road West, and the levels of the IW foul sewerage on Kimmage Road West, are such that foul water will be collected in a gravity system within the site and directed to pumping station, from where will be pumped via a rising main to the foul sewer on Kimmage Road West."

The proposed drainage layout is demonstrated in Figure 7.

Site-Specific Flood Risk Assessment

A site-specific flood risk assessment has been undertaken by Barrett Mahony Consulting Engineers for the proposed development. The report concludes with the following:

***"**This report outlines the findings of the SSFRA carried out for the mixed use, primarily residential development at Carlisle, Kimmage, Dublin 12. This SSFRA was carried out in accordance with the DEHLG guidelines for Planning 2009 and The Planning and Development Act 2000.*

Based on available and recorded information, the site of the proposed residential blocks itself has not been subject to flooding in recent history. Adjacent areas, including part of the existing access road, however, have experienced flooding. However, the flood depths on the access road would not impinge access and egress form emergency service vehicles.

The risk of tidal flooding is considered very low as the subject site lies outside the 0.1% AEP. The risk of fluvial flooding to the residential buildings and surrounding footpaths and roads is considered low as these areas lie outside the 0.1% AEP event. Fluvial flooding to the existing access road will not impact access and egress of emergency service vehicles.

The proposed Poddle Flood Alleviation Scheme will negate the risk of fluvial flooding on the existing access road and Kimmage Road west in the 1% AEP event. The risk of flooding due to ground water ingress to the proposed development is considered low.

The risk of pluvial flooding is considered low, due to the site location and proposed measures for the development.

Based on the flood risk identification in Stage 1, the existing access road serving the proposed development falls in Flood Zone A & B. A justification test has been applied and the proposed development is deemed 'Appropriate' in accordance with the guidelines of the OPW's publication."

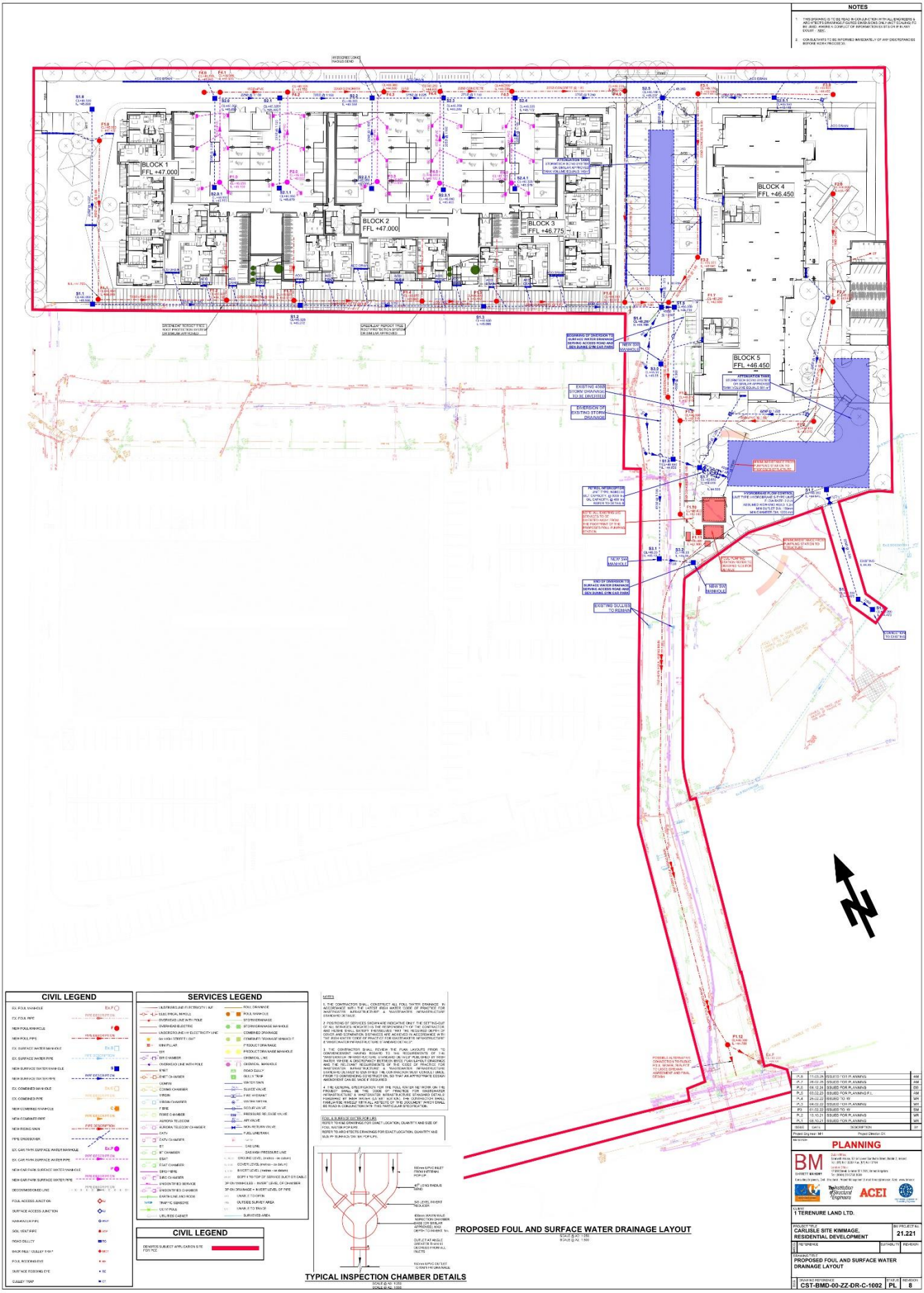


Figure 7. *Proposed foul and surface water drainage layout*

Identification of Relevant European Sites

The proposed development site is not within a European site. As outlined in Office of the Planning Regulator (2021) "*The zone of influence of a proposed development is the geographical area over which it could affect the receiving environment in a way that could have significant effects on the Qualifying Interests of a European site. This should be established on a case-by-case basis using the Source- Pathway-Receptor framework and not by arbitrary distances (such as 15 km)*."

A key factor in the consideration as to whether a particular European site is likely to be affected by the proposed development is its distance from the development location. Sources of potential impact include silt laden runoff and petrochemical pollution during the construction phase and operational phases.

It is generally, but not necessarily, the case that the greater the distance from the plan or project the smaller the likelihood of impacts. In this case, the nearest Natura 2000 sites are the South Dublin Bay SAC (6.4km) and the South Dublin Bay and River Tolka Estuary SPA (6.6km) (Figure 8 & 9). There is no direct hydrological or biodiversity pathway between the subject site and these Natura 2000 sites, or any other site. There nearest watercourse is the River Poddle, running through the Poddle Park located approximately 400m to the east of the site (Figure 10). The River Poddle rises near Cookstown and Tallaght and is a member of the River Liffey system. It is proposed to discharge excess surface water to the existing sewer on Kimmage Road West to the south of the site. This network flows a short distance (C. 400m) northeast where it joins the River Poddle. The River Poddle flows north C. 3.6km where it discharges to the estuarine element of the River Liffey at Ushers Quay in Dublin City Centre. As the Liffey flows into Dublin Bay, it is therefore considered that there is an indirect hydrological pathway between the subject site and Natura 2000 sites at Dublin Bay including South Dublin Bay SAC (6.4km), North Dublin Bay SAC (9.6km), South Dublin Bay and River Tolka Estuary SPA (6.6km), North Bull Island SPA (9.5km) and North-West Irish Sea SPA (10.8km). However, given the minimum distance from the proposed development site to these sites (>6km), and the significant fluvial distance between the subject site and Natura 2000 sites at Dublin Bay , any pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately settle within the surface water drainage network, the River Poddle and River Liffey estuary prior to reaching the extensive marine environment at Dublin Bay. Foul water will be discharged to the existing network on Kimmage Road West. This network ultimately discharges to Ringsend WwTP for treatment under license.

Ringsend WWTP is required to operate under an EPA licence (D0034-01) and meet environmental legislative requirements as set out in such licence. It is noted that a planning permission for a new upgrade to this facility was received in 2019 and is currently in the process of construction/ implementation. The upgrade works commenced in 2018 and are expected to be fully completed by 2025. When all the proposed works are complete in 2025, the Ringsend Wastewater Treatment Plant will be able to treat wastewater for up to 2.4 million population equivalent while meeting the required standards. The 2019 planning permission facilitated upgrading works to meet nitrogen and phosphorus standards set out in the licence, which are temporarily exceeded currently. Works on the first of four contracts to retrofit the existing treatment tanks with aerobic granular sludge technology commenced in November 2020 and was completed in December 2021. In September 2021, the second contract was awarded, and its construction works commenced in November 2021 and is expected to take approximately 2 years to complete. The upgrade works will result in treatment of sewage to a higher quality than current, thereby ensuring effluent discharge to Dublin Bay will comply with the Urban Wastewater Treatment Directive for a population equivalent of 2.1 million by Q4 2023. In November 2021, the third contract was awarded. The fourth contract is scheduled to commence in mid-2023.

As outlined by Uisce Éireann[2] in relation to Ringsend Wastewater Treatment Plant Uisce Eireann '*are monitoring the performance of the plant closely with a view to achieving this at the earliest possible time. We are also continuing works on the remaining project elements to deliver the capacity for a population equivalent of 2.4 million by the end of 2025*.' The Ringsend WwTP will have capacity for the proposed development within the proposed construction and operational phases of the project.

[2] https://www.water.ie/projects/local-projects/ringsend-wastewater-treatment-plant-upgrade-project

The ZoI of the proposed project would be seen to be restricted to the site outline, with potential for minor localised noise and lighting impacts during construction which do not extend significantly beyond the site outline nor are they likely to have any significant effects on any European sites.

Despite a lack of direct hydrological connection to European Sites, but in the interest of carrying out a thorough assessment in line with both the Habitats Directive, and the precautionary principle, the area of assessment was expanded beyond the ZoI to include all designated sites within 15km of the proposed development site, and sites beyond 15km with the potential for a hydrological connection. This was done in the interest of ensuring that any pathways, however indirect or remote, were considered and that clear mapping could be prepared showing the location of all sites with 5, 10 and 15km buffers. All European sites within 15km and those with direct pathways (none) are listed in Table 1. The qualifying interests, and the potential impact of the proposed development on each European site and qualifying interest, are screened out in Table 2. No potential impacts are foreseen on European sites within or beyond 15km due to the extensive marine environment these sites are based within. SACs and SPAs within 15km of the works site are demonstrated in Figures 8 and 9. Waterbodies and European sites located proximate to the proposed development are demonstrated in Figures 10 – 12.

Table 1. Natura 2000 sites within 15km and with a direct pathway (outside 15km)(none) of the subject site

Code	European Site	Distance	Direct Hydrological / Biodiversity Connection
Special Areas of Conservation			
IE000210	South Dublin Bay SAC	6.4 km	**No**
IE001209	Glenasmole Valley SAC	7.5 km	**No**
IE002122	Wicklow Mountains SAC	9.8 km	**No**
IE000206	North Dublin Bay SAC	9.6 km	**No**
IE000725	Knocksink Wood SAC	12.8 km	**No**
IE001398	Rye Water Valley/ Carton SAC	13.5 km	**No**
IE003000	Rockabill to Dalkey Island SAC	14.6 km	**No**
IE000713	Ballyman Glen SAC	14.8 km	**No**
IE000199	Baldoyle Bay SAC	15 km	**No**
IE000202	Howth Head SAC	15 km	**No**
Special Protection Area			
IE004024	South Dublin Bay and River Tolka Estuary SPA	6.6 km	**No**
IE004040	Wicklow Mountains SPA	8.4 km	**No**
IE004006	North Bull Island SPA	9.5 km	**No**
IE004236	North-West Irish Sea SPA	10.8 km	**No**
IE004172	Dalkey Islands SPA	14.5 km	**No**
IE004016	Baldoyle Bay SPA	15 km	**No**

Table 2. Initial screening of European sites with potential of hydrological pathway to the proposed development

European Site Code	Name	Screened IN/OUT	Details/Reason
Special Areas of Conservation			
IE000210	South Dublin Bay SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Salicornia and other annuals colonising mud and sand [1310] Embryonic shifting dunes [2110] **Potential Impacts** The subject site is located approximately 6.4km from this SAC. There is no direct hydrological pathway between the sites. There is an indirect hydrological pathway to this SAC via surface water drainage during construction and operational phases of development. It is proposed to disharge excess surface water to the existing sewer network on Kimmage Road West to the south of the site. This network outfalls to the River Poddle c. 400m east of the site and ultimately Dublin Bay via the River Liffey. However, given the minimum distance from the proposed development to this SAC (6.4km) along a substantial fluvial network, any pollutants, dust or silt laden run off that enters the public drainage system will be diluted, dispesersed and settle along the surface water drainage network, River Poddle and River Liffey prior to reaching the extensive marine environment at Dublin Bay. Foul water will be discharged to the existing network on Kimmage Road West. This network ultimately discharges to Ringsend WwTP for treatment under license. No potential impact is foreseen. There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. In the absence of mitigation, no significant effects on the qualifying interests of this SAC are likely. **No significant effects likely.**
IE000206	North Dublin Bay SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Salicornia and other annuals colonising mud and sand [1310]

European Site Code	Name	Screened IN/OUT	Details/Reason
			Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) [1330] Mediterranean salt meadows (*Juncetalia maritimi*) [1410] Embryonic shifting dunes [2110] Shifting dunes along the shoreline with *Ammophila arenaria* (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] Humid dune slacks [2190] *Petalophyllum ralfsii* (Petalwort) [1395] **Potential Impacts** The subject site is located approximately 9.6km from this SAC. There is no direct hydrological pathway between the sites. There is an indirect hydrological pathway to this SAC via surface water drainage during construction and operational phases of development. It is proposed to disharge excess surface water to the existing sewer network on Kimmage Road West to the south of the site. This network outfalls to the River Poddle c. 400m east of the site and ultimately Dublin Bay via the River Liffey. However, given the minimum distance from the proposed development to this SAC (9.6km) along a substantial fluvial network, any pollutants, dust or silt laden run off that enters the public drainage system will be diluted, dispesersed and settle along the surface water drainage network, River Poddle and River Liffey prior to reaching the extensive marine environment at Dublin Bay. Foul water will be discharged to the existing network on Kimmage Road West. This network ultimately discharges to Ringsend WwTP for treatment under license. No potential impact is foreseen. There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. In the absence of mitigation, no significant effects on the qualifying interests of this SAC are likely. **No significant effects likely.**
IE002122	Wicklow Mountains SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Oligotrophic waters containing very few minerals of sandy plains (*Littorelletalia uniflorae*) [3110] Natural dystrophic lakes and ponds [3160] Northern Atlantic wet heaths with *Erica tetralix* [4010] European dry heaths [4030] Alpine and Boreal heaths [4060] Calaminarian grasslands of the *Violetalia calaminariae* [6130]

European Site Code	Name	Screened IN/OUT	Details/Reason
			Species-rich Nardus grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230] Blanket bogs (* if active bog) [7130] Siliceous scree of the montane to snow levels (*Androsacetalia alpinae* and *Galeopsietalia ladani*) [8110] Calcareous rocky slopes with chasmophytic vegetation [8210] Siliceous rocky slopes with chasmophytic vegetation [8220] Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0] *Lutra lutra* (Otter) [1355] **Potential Impacts** The site is a minimum of 9.8 km from this SAC. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SAC. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
IE001209	Glenasmole Valley SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Semi-natural dry grasslands and scrubland facies on calcareous substrates (*Festuco-Brometalia*) (* important orchid sites) [6210] Molinia meadows on calcareous, peaty or clayey-silt-laden soils (*Molinion caeruleae*) [6410] Petrifying springs with tufa formation (*Cratoneurion*) [7220] **Potential Impacts** The site is located a minimum of 7.5 km from this SAC. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SAC. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**

European Site Code	Name	Screened IN/OUT	Details/Reason
IE000725	Knocksink Wood SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Petrifying springs with tufa formation (*Cratoneurion*) [7220] Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0] Alluvial forests with *Alnus glutinosa and Fraxinus excelsior* (Alno-Padion, Alnion incanae, Salicion albae) [91E0] **Potential Impacts** The site is located a minimum of 12.8 km from this SAC. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SAC. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
IE001398	Rye Water Valley/ Carton SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Petrifying springs with tufa formation (Cratoneurion) [7220] *Vertigo angustior* (Narrow-mouthed Whorl Snail) [1014] *Vertigo moulinsiana* (Desmoulin's Whorl Snail) [1016] **Potential Impacts** **No significant effects are likely.**
IE003000	Rockabill to Dalkey Island SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Reefs [1170] *Phocoena phocoena* (Harbour Porpoise) [1351] **Potential Impacts** The site is located a minimum of 14.6 km from this SAC. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SAC. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation

European Site Code	Name	Screened IN/OUT	Details/Reason
			of the proposed development will not impact on the conservation interests of the site. **No significant effects likely.**
IE000713	Ballyman Glen SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Petrifying springs with tufa formation (*Cratoneurion*) [7220] Alkaline fens [7230] **Potential Impacts** The site is located a minimum of 14.8 km from this SAC. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SAC. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
IE000199	Baldoyle Bay SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Mudflats and sandflats not covered by seawater at low tide [1140] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) [1330] Mediterranean salt meadows (*Juncetalia maritimi*) [1410] **Potential Impacts** The site is located a minimum of 15 km from this SAC. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SAC. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects likely**
IE000202	Howth Head SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests**

European Site Code	Name	Screened IN/OUT	Details/Reason
			Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] European dry heaths [4030] **Potential Impacts** The site is located a minimum of 15 km from this SAC. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SAC. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects likely.**
Special Protection Areas			
IE004024	South Dublin Bay and River Tolka Estuary SPA	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Light-bellied Brent Goose (*Branta bernicla hrota*) [A046] Oystercatcher (*Haematopus ostralegus*) [A130] Ringed Plover (*Charadrius hiaticula*) [A137] Grey Plover (*Pluvialis squatarola*) [A141] Knot (*Calidris canutus*) [A143] Sanderling (*Calidris alba*) [A144] Dunlin (*Calidris alpina*) [A149] Bar-tailed Godwit (*Limosa lapponica*) [A157] Redshank (*Tringa totanus*) [A162] Black-headed Gull (*Chroicocephalus ridibundus*) [A179] Roseate Tern (*Sterna dougallii*) [A192] Common Tern (*Sterna hirundo*) [A193] Arctic Tern (*Sterna paradisaea*) [A194] Wetland and Waterbirds [A999] **Potential Impacts** The subject site is located approximately 6.6km from this SPA. There is no direct hydrological pathway between the sites. There is an indirect hydrological pathway to this SPA via surface water drainage during construction and operational phases of development. It is proposed to disharge excess surface water to the existing sewer network on Kimmage Road West to the south of the site. This network outfalls to the River Poddle c. 400m east of the site and ultimately Dublin Bay via the River Liffey. Given the minimum distance from the proposed development to this SAC (6.6km) along a substantial fluvial network, any pollutants, dust or silt laden run off that enters the public drainage system will be diluted, dispersed and settle along the surface water drainage network, River Poddle and River Liffey prior to reaching the extensive marine environment at Dublin Bay.

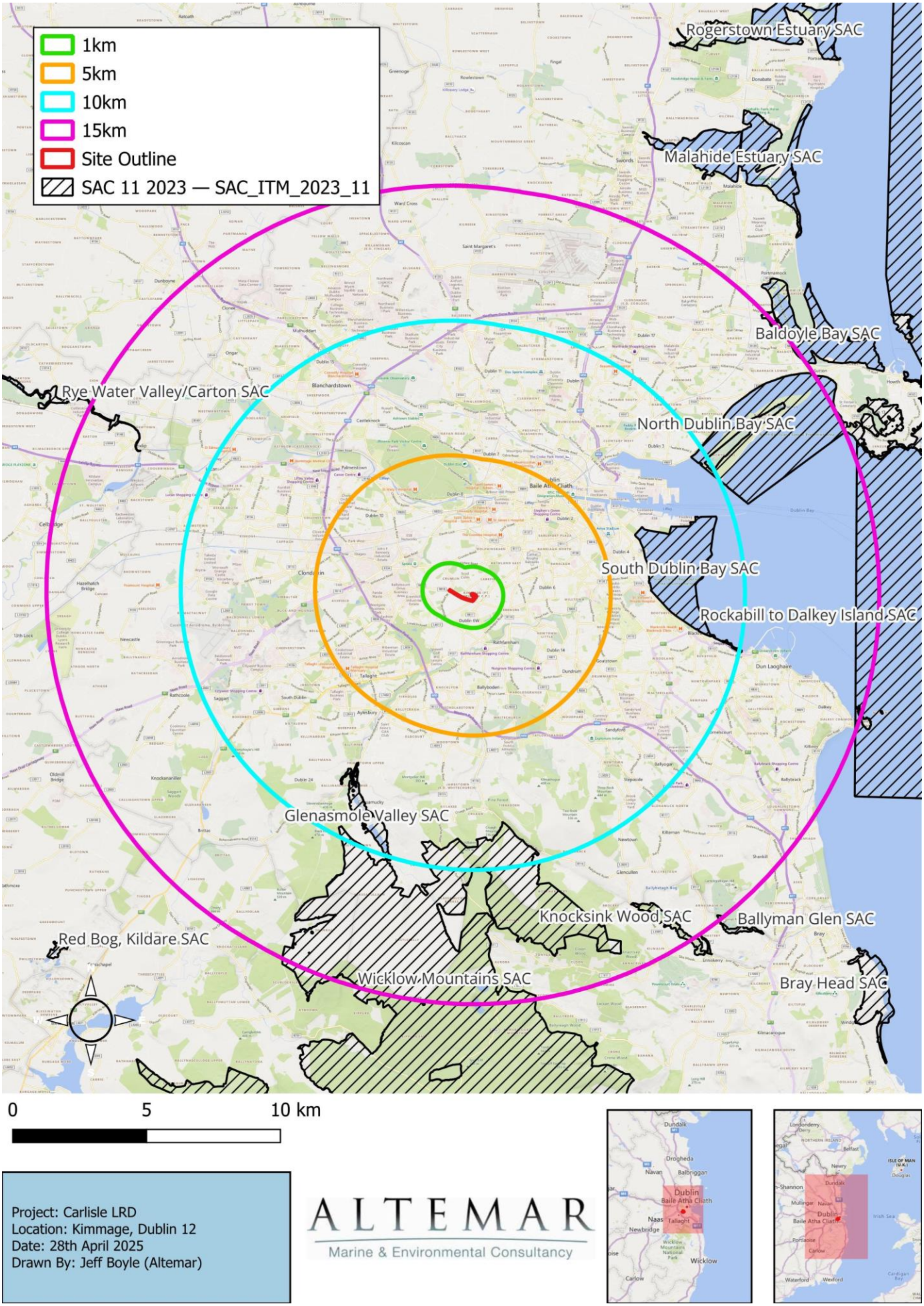
European Site Code	Name	Screened IN/OUT	Details/Reason
			Foul water will be discharged to the existing network on Kimmage Road West. This network ultimately discharges to Ringsend WwTP for treatment under license. However, given the minimum distance to this SPA (6.6 km) across a populated urban environment, no significant noise or vibration impacts on the bird species protected as qualifying interests of this SPA are foreseen. In the absence of mitigation measures, no significant impacts on this SPA are likely. Wintering bird surveys were carried out by Altemar on the subject site during the course of the 2024-2025 season. As cocnluided in the Wintering Bird Report (Appendix II): "*The results suggest that the site is not significant ex-situ foraging or roosting site for any species of qualifying interest from nearby SPA's. Surveys did not record any visitations whatsoever of Brent Geese or wader species (in a Dublin context that would be Curlew, Oystercatcher and Black-tailed Godwit). No significant effects are foreseen on qualifying interests or conservation objectives of SPA's."* No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. In the absence of mitigation, no significant effects on the qualifying interests of this SPA are likely. **No significant effects are likely.**
IE004040	Wicklow Mountains SPA	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Merlin (*Falco columbarius*) [A098] Peregrine (*Falco peregrinus*) [A103] **Potential Impacts** The proposed development site is located within a densely populated urban environment 8.4 km from this SPA. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SPA. Given the minimum distance to this SPA (8.4 km) across a populated urban environment, no significant noise or vibration impacts on the bird species protected as qualifying interests of this SPA are foreseen. In the absence of mitigation measures, no significant impacts on this SPA are likely. No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects likely.**

European Site Code	Name	Screened IN/OUT	Details/Reason
IE004006	North Bull Island SPA	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Light-bellied Brent Goose (*Branta bernicla hrota*) [A046] Shelduck (*Tadorna tadorna*) [A048] Teal (*Anas crecca*) [A052] Pintail (*Anas acuta*) [A054] Shoveler (*Anas clypeata*) [A056] Oystercatcher (*Haematopus ostralegus*) [A130] Golden Plover (*Pluvialis apricaria*) [A140] Grey Plover (*Pluvialis squatarola*) [A141] Knot (*Calidris canutus*) [A143] Sanderling (*Calidris alba*) [A144] Dunlin (*Calidris alpina*) [A149] Black-tailed Godwit (*Limosa limosa*) [A156] Bar-tailed Godwit (*Limosa lapponica*) [A157] Curlew (*Numenius arquata*) [A160] Redshank (*Tringa totanus*) [A162] Turnstone (*Arenaria interpres*) [A169] Black-headed Gull (*Chroicocephalus ridibundus*) [A179] Wetland and Waterbirds [A999] **Potential Impacts** The subject site is located approximately 9.5km from this SPA. There is no direct hydrological pathway between the sites. There is an indirect hydrological pathway to this SPA via surface water drainage during construction and operational phases of development. It is proposed to disharge excess surface water to the existing sewer network on Kimmage Road West to the south of the site. This network outfalls to the River Poddle c. 400m east of the site and ultimately Dublin Bay via the River Liffey. However, given the minimum distance from the proposed development to this SAC (9.5km) along a substantial fluvial network, any pollutants, dust or silt laden run off that enters the public drainage system will be diluted, dispesersed and settle along the surface water drainage network, River Poddle and River Liffey prior to reaching the extensive marine environment at Dublin Bay. Foul water will be discharged to the existing network on Kimmage Road West. This network ultimately discharges to Ringsend WwTP for treatment under license. Given the minimum distance to this SPA (9.5 km) across a populated urban environment, no significant noise or vibration impacts on the bird species protected as qualifying interests of this SPA are foreseen. In the absence of mitigation measures, no significant impacts on this SPA are likely. Wintering bird surveys were carried out by Altemar on the subject site during the course of the 2024-2025 season. As cocnluided in the

European Site Code	Name	Screened IN/OUT	Details/Reason
			Wintering Bird Report (Appendix II): "*The results suggest that the site is not significant ex-situ foraging or roosting site for any species of qualifying interest from nearby SPA's. Surveys did not record any visitations whatsoever of Brent Geese or wader species (in a Dublin context that would be Curlew, Oystercatcher and Black-tailed Godwit). No significant effects are foreseen on qualifying interests or conservation objectives of SPA's.*" No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. In the absence of mitigation, no significant effects on the qualifying interests of this SPA are likely. **No significant effects likely.**
IE004236	North West Irish Sea SPA	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Common Scoter (*Melanitta nigra*) [A065] Red-throated Diver (*Gavia stellata*) [A001] Great Northern Diver (*Gavia immer*) [A003] Fulmar (*Fulmarus glacialis*) [A009] Manx Shearwater (*Puffinus puffinus*) [A013] Shag (*Phalacrocorax aristotelis*) [A018] Cormorant (*Phalacrocorax carbo*) [A017] Little Gull (*Larus minutus*) [A177] Kittiwake (*Rissa tridactyla*) [A188] Black-headed Gull (*Chroicocephalus ridibundus*) [A179] Common Gull (*Larus canus*) [A182] Lesser Black-backed Gull (*Larus fuscus*) [A183] Herring Gull (*Larus argentatus*) [A184] Great Black-backed Gull (*Larus marinus*) [A187] Little Tern (*Sterna albifrons*) [A195] Roseate Tern (*Sterna dougallii*) [A192] Common Tern (*Sterna hirundo*) [A193] Arctic Tern (*Sterna paradisaea*) [A194] Puffin (*Fratercula arctica*) [A204] Razorbill (*Alca torda*) [A200] Guillemot (*Uria aalge*) [A199] **Potential Impacts** The subject site is located approximately 10.8km from this SPA. There is no direct hydrological pathway between the sites. There is an indirect hydrological pathway to this SPA via surface water drainage during construction and operational phases of development. It is proposed to disharge excess surface water to the existing sewer network on Kimmage Road West to the south of the site. This network outfalls to the River Poddle c. 400m east of the site and ultimately Dublin Bay via the River Liffey.

European Site Code	Name	Screened IN/OUT	Details/Reason
			However, given the minimum distance from the proposed development to this SAC (10.8km) along a substantial fluvial network, any pollutants, dust or silt laden run off that enters the public drainage system will be diluted, dispesersed and settle along the surface water drainage network, River Poddle and River Liffey prior to reaching the extensive marine environment at Dublin Bay. Foul water will be discharged to the existing network on Kimmage Road West. This network ultimately discharges to Ringsend WwTP for treatment under license. Given the minimum distance to this SPA (10.8 km) across a populated urban environment, no significant noise or vibration impacts on the bird species protected as qualifying interests of this SPA are foreseen. In the absence of mitigation measures, no significant impacts on this SPA are likel Wintering bird surveys were carried out by Altemar on the subject site during the course of the 2024-2025 season. As concluded in the Wintering Bird Report (Appendix II): "*The results suggest that the site is not significant ex-situ foraging or roosting site for any species of qualifying interest from nearby SPA's. Surveys did not record any visitations whatsoever of Brent Geese or wader species (in a Dublin context that would be Curlew, Oystercatcher and Black-tailed Godwit). No significant effects are foreseen on qualifying interests or conservation objectives of SPA's.*" No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. In the absence of mitigation, no significant effects on the qualifying interests of this SPA are likely. **No significant effects likely.**
IE004172	Dalkey Island SPA	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Roseate Tern (*Sterna dougallii*) [A192] Common Tern (*Sterna hirundo*) [A193] Arctic Tern (*Sterna paradisaea*) [A194] **Potential Impacts** The proposed development site is located within a densely populated urban environment 14.5 km from this SPA. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SPA. Given the minimum distance to this SPA (14.5 km) across a populated urban environment, no significant noise or vibration impacts on the bird species protected as qualifying interests of this

European Site Code	Name	Screened IN/OUT	Details/Reason
			SPA are foreseen. In the absence of mitigation measures, no significant impacts on this SPA are likely. No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects likely.**
IE004016	Baldoyle Bay SPA	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Light-bellied Brent Goose (*Branta bernicla hrota*) [A046] Shelduck (*Tadorna tadorna*) [A048] Ringed Plover (*Charadrius hiaticula*) [A137] Golden Plover (*Pluvialis apricaria*) [A140] Grey Plover (*Pluvialis squatarola*) [A141] Bar-tailed Godwit (*Limosa lapponica*) [A157] Wetland and Waterbirds [A999] **Potential Impacts** The proposed development site is located within a densely populated urban environment 15 km from this SPA. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SPA. Given the minimum distance to this SPA (15 km) across a populated urban environment, no significant noise or vibration impacts on the bird species protected as qualifying interests of this SPA are foreseen. In the absence of mitigation measures, no significant impacts on this SPA are likely. No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects likely.**



Project: Carlisle LRD
Location: Kimmage, Dublin 12
Date: 28th April 2025
Drawn By: Jeff Boyle (Altemar)

ALTEMAR
Marine & Environmental Consultancy

Figure 8. *SACs within 15km of the subject site*

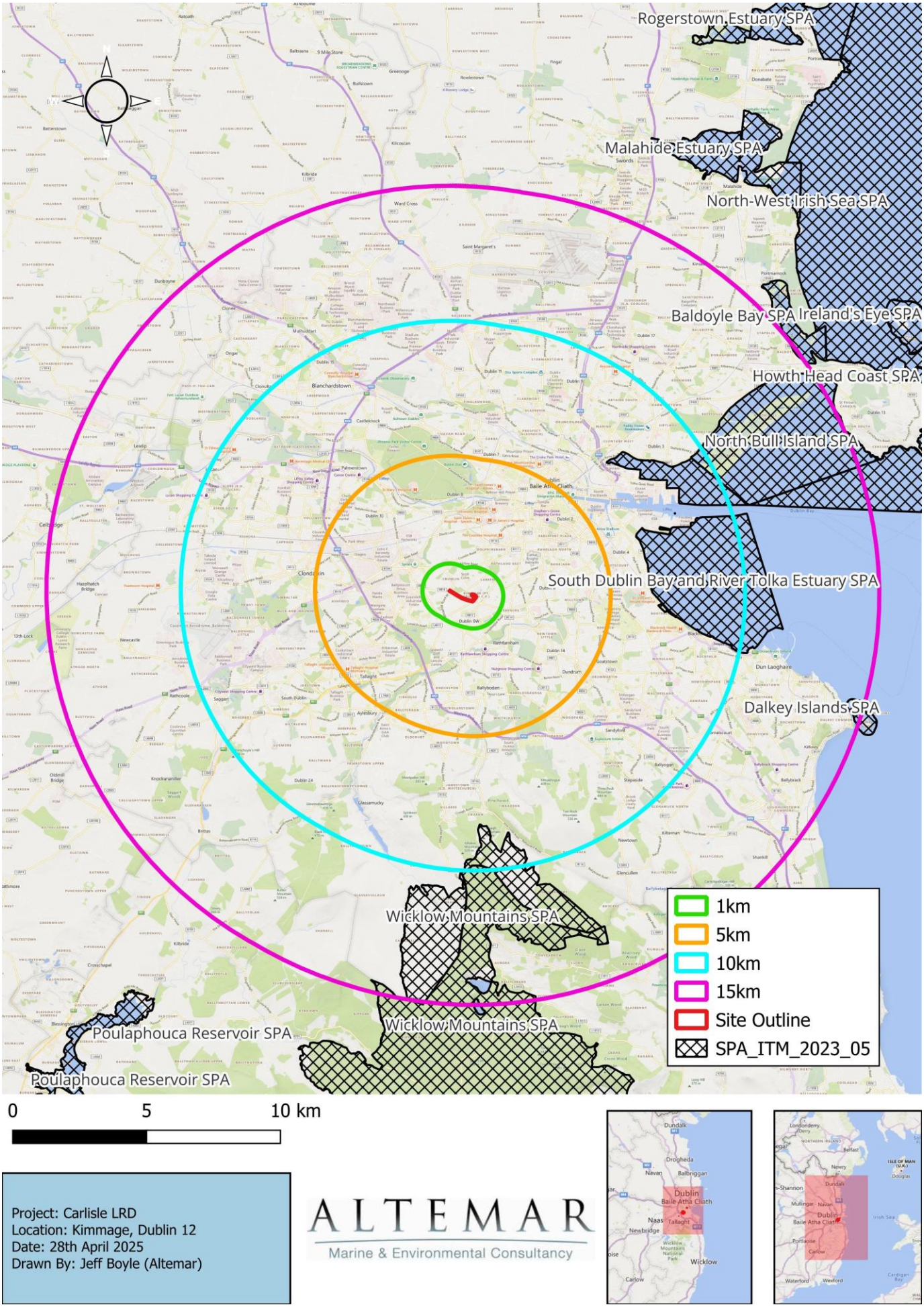


Figure 9. *SPAs within 15km of the subject site*

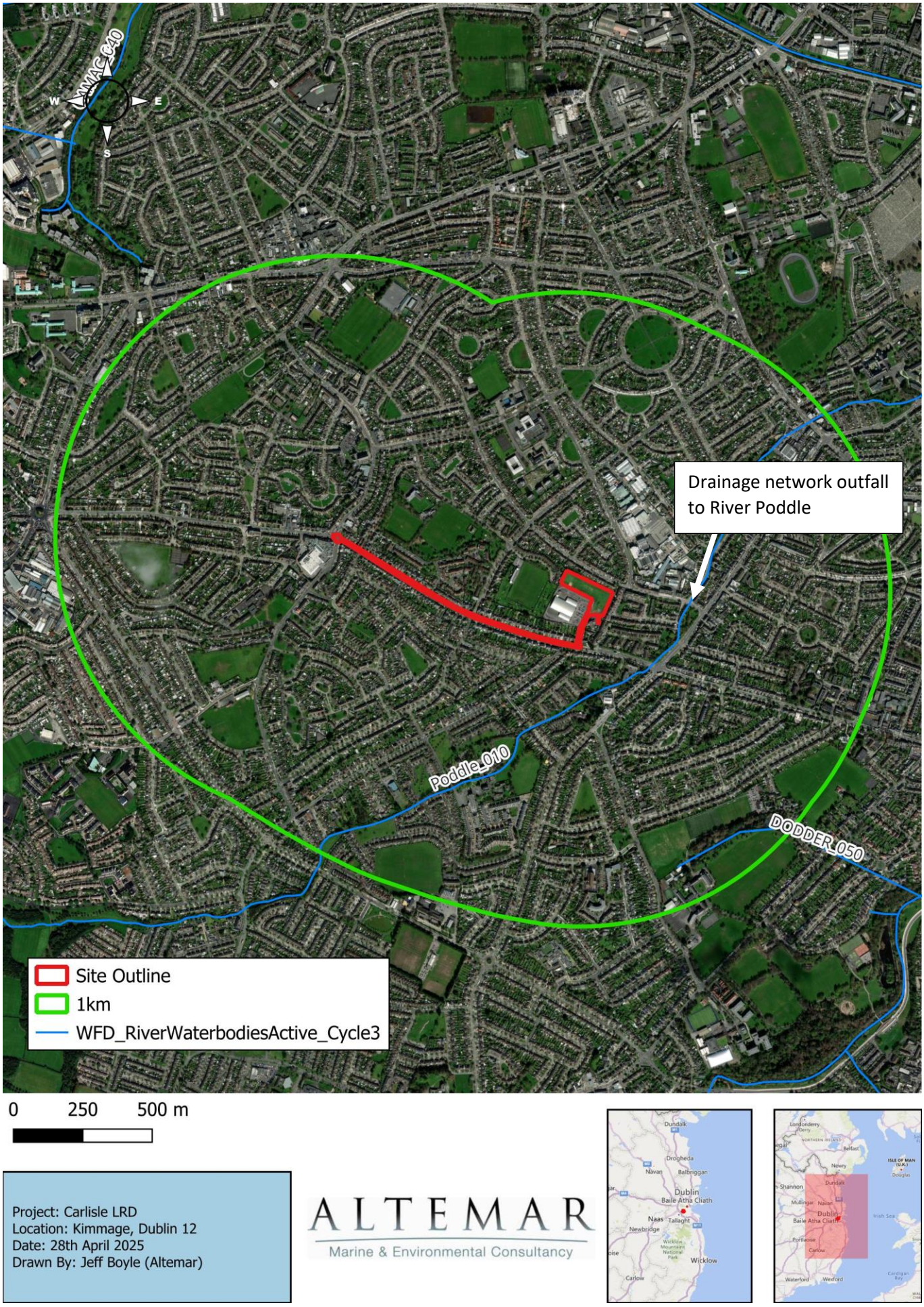


Figure 10. *Watercourses surrounding the subject site*

Figure 11. *Watercourses and SACs near the subject site*

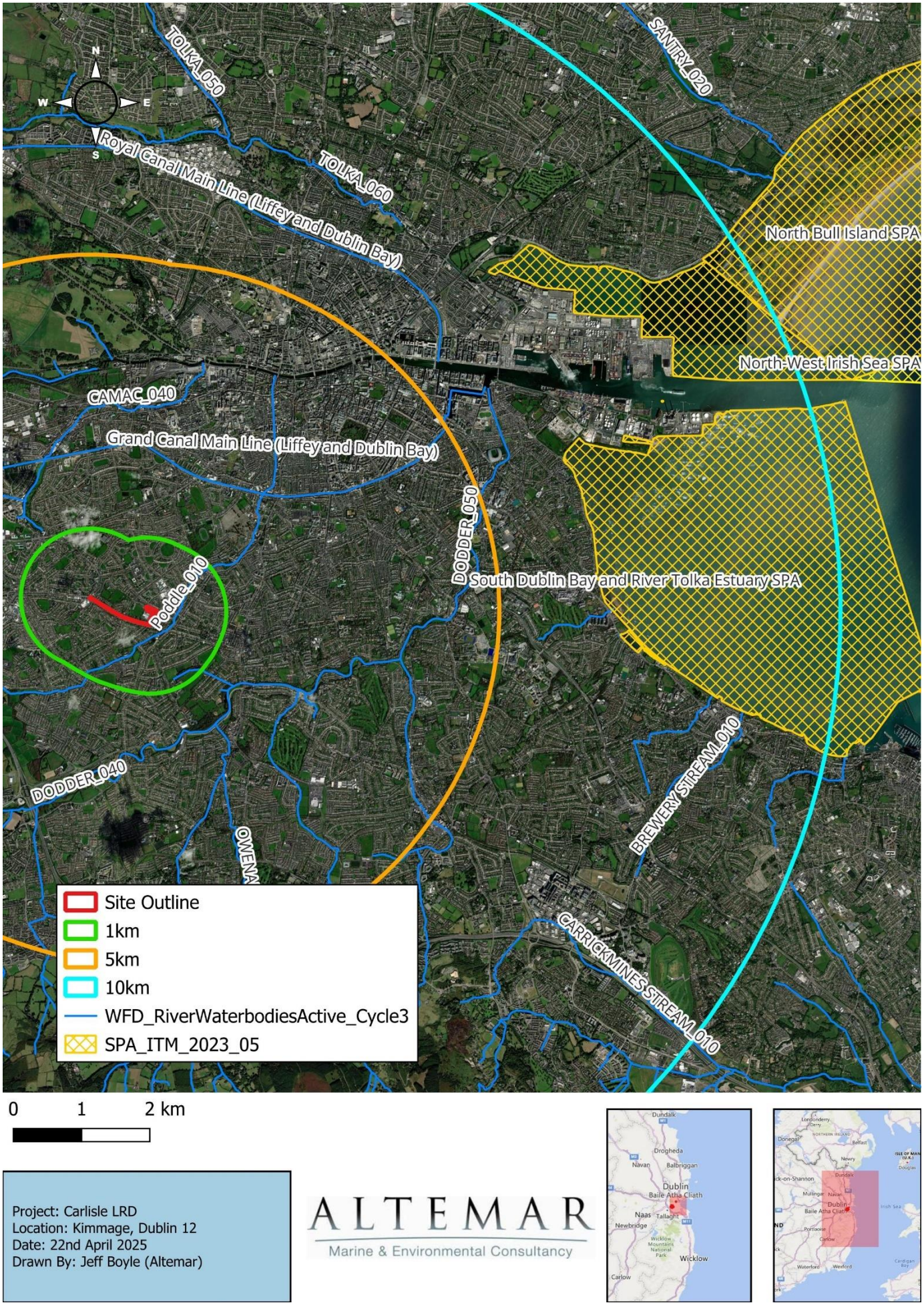


Figure 12. *Watercourses and SPAs near the subject site*

In-Combination Effects

There are several development proposals located in the areas surrounding the subject site. The following is a list of planning application(s) as identified on the Department of Housing, Local Government and Heritage's 'National Planning Application Database' portal:

Table 3. Approved planning applications proximate to the subject site

Ref. No.	Address	Proposal
WEB1463/23	58, Kimmage Road West, Kimmage, Dublin 12 D12 X3W4	The development will consist of the construction of a window in the first-floor to the front of the house matching the small centre-window, extending the existing redbrick at the front of the house along the façade at ground floor level, the construction of a rooflight in the main roof at the front of the house and all associated site works.
4466/22	82 Kimmage Road West, Kimmage, Dublin 12, D12 C6Y6	Planning permission for the development will consist of construction of a dormer window to the rear of the existing attic and all associated site works.
3488/24	88, Kimmage Road West, Dublin 12	To widen the existing vehicular entrance from 2.6m to 3.4m to facilitate off street parking and EV charging for two cars.
SD24B/0190	61, Kimmage Road West, Kimmage, Dublin 12, D12 HXA7	Alterations to the previously approved works (SD234/0394) consisting of a new pitched roof over the existing two-storey side extension, enlargement of the window to the front and rear, reinstatement of brick finish to the front of the existing extension and all associated alterations to the elevations, internal layouts, site drainage, ancillary and landscaping works
4237/24	110 Kimmage Road West, D12 YA43	RETENTION:Of a single storey domestic extension to rear of existing dwelling house, incorporating 40sq. metres to provide extended living space, kitchen and playroom.
WEB1647/21	142, Captain's Road, Dublin 12	Remove part existing front wall for creation of new vehicular access for car parking space in existing front garden with dropped kerb.
WEB1002/19	50, Kimmage Road West, Dublin 12	The development will consist of refurbishment of existing roof including upgrade of existing flat roof to pitched roof and provision of two rear facing rooflights, the demolition of existing single-story rear extension, the provision of a new single-story rear extension including 1 rooflight, general internal alterations, refurbishment and associated site works.
3055/23	285, Cashel Road, Crumlin, Dublin 12, D12 E923	The development will consist of the installation of a bunded oil storage tank and associated pipe work along with all associated site works at the above address.
3089/23	188 Kimmage Road West, Kimmage, Dublin 12, D12 FW64	RETENTION PERMISSION AND PERMISSION: Retention and continuation of the use at ground floor of the premises in accordance with layout submitted as a childcare facility for provision crèche, montessori school and ECCE services to accommodate max of 41 children with the hours of operation between 8.00 a.m. and 6.00 p.m Monday to Friday and retention and continuation of use of entire first floor in residential as a self-contained apartment and retention of external perspex covered canopy in rear garden/open space and permission for shed to the rear with ancillary site works.
WEB1080/18	172, Kimmage Road West, Dublin 12	A first floor side extension over garage, a ground and first floor side extension to rear of garage to accommodate an extended living space on ground floor and an additional bedroom on first floor, together with all onsite utilities and services.
3577/23	285, Cashel Road, Crumlin, Dublin 12, D12E923	PERMISSION: The development will consist of a ground floor extension to the building known as 'Building G', on the southern elevation of the building and all associated site works at the above address.

Conclusions

The proposed development site is located within a populated urban environment. The nearest European sites are South Dublin Bay SAC and South Dublin Bay and River Tolka Estuary SPA (6.4km and 6.6km respectively). There is no direct hydrological or biodiversity pathway between the subject site and these Natura 2000 sites, or any other site. The nearest watercourse is the River Poddle located approximately 400m to the east of the site (Figure 10). It is proposed to discharge excess surface water to the existing sewer on Kimmage Road West to the south of the site. This network flows a short distance (C. 400m) northeast where it joins the River Poddle. The River Poddle flows north C. 3.6km where it discharges to the River Liffey at Ushers Quay in Dublin City Centre. As the Liffey flows to Dublin Bay, it is therefore considered that there is an indirect hydrological pathway between the subject site and Natura 2000 sites at Dublin Bay including South Dublin Bay SAC (6.4km), North Dublin Bay SAC (9.6km), South Dublin Bay and River Tolka Estuary SPA (6.6km), North Bull Island SPA (9.5km) and North-West Irish Sea SPA (10.8km). However, given the minimum distance from the proposed development site to these sites (>6km), the existing surface water drainage network, and the significant fluvial distance between the subject site and Natura 2000 sites at Dublin Bay , any pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately settle within the surface water drainage network, the River Poddle and River Liffey prior to reaching the extensive marine environment at Dublin Bay. Foul water will be discharged to the existing network on Kimmage Road West. This network ultimately discharges to Ringsend WwTP for treatment under license. Based on best scientific evidence, the proposed development individually or in combination with other plans or projects will have no likely significant effects on the conservation objectives of any European site. No specific mitigation is required to prevent impacts on European sites.

Having taken into consideration foul and surface water drainage from the proposed development, the distance between the proposed development to designated conservation sites, lack of direct hydrological pathway or biodiversity corridor link to conservation sites, and the dilution effect with other effluent and surface runoff, it is concluded that there will be no likely significant effects on conservation objectives of European sites either individually or in combination with other projects. The construction and operation of the proposed development will not impact on the conservation objectives of qualifying interests of European sites.

This report presents a Stage 1 Appropriate Assessment Screening for the Proposed Development, outlining the information required for the competent authority to screen for appropriate assessment and to determine whether or not the Proposed Development, either alone or in combination with other plans and projects, in view of best scientific knowledge, is likely to have a significant effect on any European site.

Data Used for AA Screening

NPWS site synopses and Conservation objectives of sites within 15km were assessed. The most recent SAC and SPA boundary shapefiles were downloaded and overlaid on Bing Road maps and ERSI/Google satellite imagery. Numerous site visits including wintering bird surveys were carried out.

References

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2. Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government 2009; http://www.npws.ie/publications/archive/NPWS_2009_AA_Guidance.pdf
3. Managing EUROPEAN Sites: the provisions of Article 6 of the Habitats Directive 92/43/EEC, European Commission 2000;
4. Assessment of Plans and Projects Significantly Affecting EUROPEAN Sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC;
5. Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC – Clarification of the concepts of: alternative solutions, imperative reasons of overriding public interest, compensatory measures, overall coherence, opinion of the commission;
6. Guidance document on the implementation of the birds and habitats directive in estuaries and coastal zones with particular attention to port development and dredging; http://ec.europa.eu/environment/nature/Natura2000/management/docs/guidance_doc.pdf
7. The Status of EU Protected Habitats and Species in Ireland. http://www.npws.ie/publications/euconservationstatus/NPWS_2007_Conservation_Status_Report.pdf
8. NPWS (2013) Conservation Objectives: South Dublin Bay SAC 000210. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
9. NPWS (2013) Conservation Objectives: North Dublin Bay SAC 000206. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
10. NPWS (2017) Conservation Objectives: Wicklow Mountains SAC 002122. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.
11. NPWS (2021) Conservation Objectives: Glenasmole Valley SAC 001209. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.
12. NPWS (2012) Conservation Objectives: Baldoyle Bay SAC 000199. Version 1.0. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
13. NPWS (2013) Conservation Objectives: Rockabill to Dalkey Island SAC 003000. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
14. NPWS (2016) Conservation Objectives: Howth Head SAC 000202. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.
15. NPWS (2021) Conservation Objectives: Rye Water Valley/Carton SAC 001398. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.
16. NPWS (2015) Conservation Objectives: South Dublin Bay and River Tolka Estuary SPA 004024. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
17. NPWS (2015) Conservation Objectives: North Bull Island SPA 004006. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
18. NPWS (2023) Site Synopsis: North-West Irish Sea cSPA: https://www.npws.ie/sites/default/files/protected-sites/synopsis/SY004236.pdf
19. NPWS (2022) Conservation objectives for Wicklow Mountains SPA [004040]. First Order Site-specific Conservation Objectives Version 1.0. Department of Housing, Local Government and Heritage.
20. NPWS (2013) Conservation Objectives: Baldoyle Bay SPA 004016. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
21. NPWS (2022) Conservation objectives for Dalkey Islands SPA [004172]. First Order Sitespecific Conservation Objectives Version 1.0. Department of Housing, Local Government and Heritage.
22. NPWS (2022) Conservation objectives for Howth Head Coast SPA [004113]. First Order Sitespecific Conservation Objectives Version 1.0. Department of Housing, Local Government and Heritage.

CONFIRMATION OF FEASIBILITY

Michael Hughes

BMCE
52-54 Lower Sandwith Street
Dublin 2
D02WR26

4 October 2024

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Uisce Éireann
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

Our Ref: CDS24005650 Pre-Connection Enquiry
Carlisle Site, Kimmage Road West, Dublin 12, Dublin

Dear Applicant/Agent,

We have completed the review of the Pre-Connection Enquiry.

Uisce Éireann has reviewed the pre-connection enquiry in relation to a Water & Wastewater connection for a Multi/Mixed Use Development of 241 unit(s) at Carlisle Site, Kimmage Road West, Dublin 12, Dublin, (the **Development)**.

Based upon the details provided we can advise the following regarding connecting to the networks;

- **Water Connection** - Feasible Subject to upgrades

- In order to accommodate the proposed connection, upgrade of the existing 6" uPVC main on Kimmage Rd. West, to 200mm ID pipe for approximately 600m is required. These upgrade works are not currently

on Uisce Éireann investment plan therefore, the applicant will be required to fund these local network upgrades. At connection application stage, the network upgrade requirements will be reviewed, and you will be provided with a quote for these works.
- Connection main should be a 150mm ID pipe with a meter installed on the line and connected to the existing 6" uPVC main.

- **Wastewater Connection** - Feasible without infrastructure upgrade by Uisce Éireann

This letter does not constitute an offer, in whole or in part, to provide a connection to any Uisce Éireann infrastructure. Before the Development can be connected to our network(s) you must submit a connection application and be granted and sign a connection agreement with Uisce Éireann.

As the network capacity changes constantly, this review is only valid at the time of its completion. As soon as planning permission has been granted for the Development, a completed connection application should be submitted. The connection application is available at www.water.ie/connections/get-connected/

Where can you find more information?

- **Section A** - What is important to know?
- **Section B** - Details of Uisce Éireann's Network(s)

This letter is issued to provide information about the current feasibility of the proposed connection(s) to Uisce Éireann's network(s). This is not a connection offer and capacity in Uisce Éireann's network(s) may only be secured by entering into a connection agreement with Uisce Éireann.

For any further information, visit **www.water.ie/connections**, **email** **newconnections@water.ie** or contact 1800 278 278.

Yours sincerely,

Dermot Phelan
Connections Delivery Manager

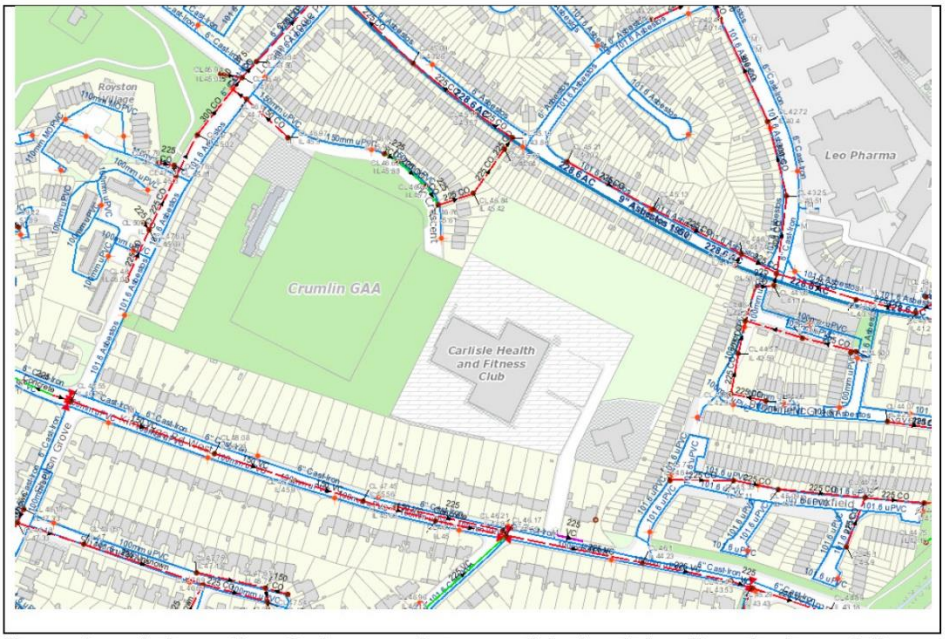
Section A - What is important to know?

What is important to know?	Why is this important?
Do you need a contract to connect?	• Yes, a contract is required to connect. This letter does not constitute a contract or an offer in whole or in part to provide a connection to Uisce Éireann's network(s). • Before the Development can connect to Uisce Éireann's network(s), you must submit a connection application and be granted and sign a connection agreement with Uisce Éireann.
When should I submit a Connection Application?	• A connection application should only be submitted after planning permission has been granted.
Where can I find information on connection charges?	• Uisce Éireann connection charges can be found at: https://www.water.ie/connections/information/charges/
Who will carry out the connection work?	• All works to Uisce Éireann's network(s), including works in the public space, must be carried out by Uisce Éireann*. *Where a Developer has been granted specific permission and has been issued a connection offer for Self-Lay in the Public Road/Area, they may complete the relevant connection works
Fire flow Requirements	• The Confirmation of Feasibility does not extend to fire flow requirements for the Development. Fire flow requirements are a matter for the Developer to determine. • **What to do?** - Contact the relevant Local Fire Authority
Plan for disposal of storm water	• The Confirmation of Feasibility does not extend to the management or disposal of storm water or ground waters. • **What to do?** - Contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges.
Where do I find details of Uisce Éireann's network(s)?	• Requests for maps showing Uisce Éireann's network(s) can be submitted to: datarequests@water.ie

What are the design requirements for the connection(s)?	• The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this Development shall comply with ***the Uisce Éireann Connections and Developer Services Standard Details and Codes of Practice,*** available at www.water.ie/connections
Trade Effluent Licensing	• Any person discharging trade effluent** to a sewer, must have a Trade Effluent Licence issued pursuant to section 16 of the Local Government (Water Pollution) Act, 1977 (as amended). • More information and an application form for a Trade Effluent License can be found at the following link: https://www.water.ie/business/trade-effluent/about/ **trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended)

Section B – Details of Uisce Éireann's Network(s)

The map included below outlines the current Uisce Éireann infrastructure adjacent the Development: To access Uisce Éireann Maps email datarequests@water.ie



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Note: The information provided on the included maps as to the position of Uisce Éireann's underground network(s) is provided as a general guide only. The information is based on the best available information provided by each Local Authority in Ireland to Uisce Éireann.

Whilst every care has been taken in respect of the information on Uisce Éireann's network(s), Uisce Éireann assumes no responsibility for and gives no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information provided, nor does it accept any liability whatsoever arising from or out of any errors or omissions. This information should not be solely relied upon in the event of excavations or any other works being carried out in the vicinity of Uisce Éireann's underground network(s). The onus is on the parties carrying out excavations or any other works to ensure the exact location of Uisce Éireann's underground network(s) is identified prior to excavations or any other works being carried out. Service connection pipes are not generally shown but their presence should be anticipated.

ALTEMAR
Marine & Environmental Consultancy

Wintering Bird Assessment for Lands at Carlisle, Kimmage Road West, Dublin 12.

28th May 2025

Prepared by: Jeff Boyle of Altemar Ltd.
On behalf of: 1 Terenure Land Limited.

Document Control Sheet			
Client	1 Terenure Land Limited.		
Project	Wintering Bird Assessment for Lands at Carlisle, Kimmage Road West, Dublin 12.		
Report	Wintering Bird Assessment		
Date	28th May 2025		
Version	Author	Reviewed	Date
Final	Jeff Boyle	Bryan Deegan	28th May 2025

Contents

Summary

Structure/features:	The majority of the survey area consists of dry meadows. Other habitats include built land, small areas of scrub & small trees, recolonising grassland and hedgerows.
Location:	Carlisle, Kimmage Road West, Dublin 12.
Bird species present:	Blackbird, blue tit, herring gull, hooded crow, jackdaw, linnet, magpie, pied wagtail, robin, rook, starling, woodpigeon, wren, goldfinch, song thrush, coaltit, goldcrest, dunnock, house sparrow.
Proposed work:	Residential Development
Surveys by:	Jeff Boyle & Gayle O'Farrell (Altemar)
Survey dates (on-going):	27th October 2025, 31st October 2024, 13th November 2024, 21st November 2024, 27th November 2024, 21st January 2025, 13th February 2025, 3rd March 2025, 11th March 2025, 19th March 2025, 28th March 2025, 10th April 2025.

Figure 1. *Site outline*

Figure 2. *Study Area*

Competency of assessor

Since its inception in 2001, Altemar has been delivering ecological and environmental services to a broad range of clients. Operational areas include: residential; infrastructural; renewable; oil & gas; private industry; Local Authorities; EC projects; and, State/semi-State Departments.

Bryan Deegan (MCIEEM, BSc Applied Marine Biology, MSc Environmental Science)

Bryan Deegan, the managing director of Altemar, is an Environmental Scientist and Marine Biologist with 30 years' experience working in Irish terrestrial and aquatic environments, providing services to the State, Semi-State and industry. He is currently lead project ecologist for Project Pembroke and was contracted to Inland Fisheries Ireland as the sole "External Expert" to environmentally assess internal and external projects. He is also chair of an internal IFI working group on environmental assessment. Bryan Deegan (MCIEEM) holds a MSc in Environmental Science, BSc (Hons.) in Applied Marine Biology, NCEA National Diploma in Applied Aquatic Science and a NCEA National Certificate in Science (Aquaculture).

Jeff Boyle (BSc Environmental Management).

The bat survey has been carried out by Jeff Boyle (BSs Environmental Management). Jeff is skilled in bat detection through static detector surveys, dusk emergence, and down re-entry surveys. He is also skilled in habitat assessment and has undertaken flora/invasive species surveys and breeding/wintering bird surveys to produce numerous ecological assessments on a range of residential, industrial and commercial projects.

Gayle O'Farrell (BSc Agri-Environmental Sciences)

Gayle O'Farrell (BSc (Hons.) Agri-Environmental Sciences) has experience carrying out a range of wintering/breeding bird assessments, bat detection through static detector surveys, dusk emergence, and dawn re-entry surveys, flora and habitat mapping.

Legislative context

The Wildlife Act 1976 (& 2023) protects wild birds in Ireland. Based on this legislation it is an offence to wilfully interfere with or destroy wild birds and their nests and eggs (other than the wild species mentioned in the Third Schedule of this Act). Under this legislation it is an offence for any person who "*wilfully takes or removes the eggs or nest of a protected wild bird otherwise than under and in accordance with such a licence, wilfully destroys, injures or mutilates the eggs or nest of a protected wild bird, wilfully disturbs a protected wild bird on or near a nest containing eggs or unflown young.*"

Habitats Directive- Council Directive 92/43/EEC 1992 on the conservation of natural habitats and of wild fauna and flora has been transposed into Irish Law, including, via, *inter alia*, the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended).

Council Directive 2009/147/EC 2010 on the conservation of wild birds provides for the conservation of wild birds by, among other things, classifying important ornithological sites as Special Protection Areas. The Directive relates to the conservation of all species of naturally occurring birds in the wild state, their eggs, nests and habitats in the European territory of the Member States. The Directive prohibits in particular:

- deliberate killing or capture by any method;
- deliberate destruction of, or damage to, their nests and eggs or removal of their nests;
- taking their eggs in the wild and keeping these eggs even if empty;
- deliberate disturbance of these birds particularly during the period of breeding and rearing, in so far as disturbance would be significant having regard to the objectives of this Directive;
- keeping birds of species the hunting and capture of which is prohibited.

Under the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended), notwithstanding any consent, statutory or otherwise, given to a person by a public authority or held by a person, except in accordance with a licence granted by the Minister under Regulation 54, a person who in respect of the species referred to in Part 1 of the First Schedule:

- deliberately captures or kills any specimen of these species in the wild,

- deliberately disturbs these species particularly during the period of breeding, rearing, hibernation and migration,
- deliberately takes or destroys eggs of those species from the wild,
- damages or destroys a breeding site or resting place of such an animal, or
- keeps, transports, sells, exchanges, offers for sale or offers for exchange any specimen of these species taken in the wild, other than those taken legally as referred to in Article 12(2) of the Habitats Directive, shall be guilty of an offence.

Wintering bird surveys

This report presents the methodology and results of 12 visits to the site at Carlisle, Kimmage Road West, Dublin 12 by Jeff Boyle & Gayle O'Farrell between October 2024 and March 2025.

Survey methodology

Wintering bird surveys were carried out within the wintering bird season at the subject lands in order to gather data to assist in assessing the potential impacts of the proposed development on wintering birds and flyovers and foraging of species of conservation importance, in particular those listed as Qualifying Interests of SPAs within 15 km and other amber/red-listed birds of conservation concern in Ireland (BoCCI). Potential impacts on wintering bird species include disturbance, destruction of foraging areas, destruction of roosting areas and collision risk during construction and operation (cranes, buildings etc.). These wintering bird surveys were carried out based on the BTO Common Bird Census (Bibby *et al.*, 2000 and Gilbert *et al.*, 1998) and I-WeBS Counter Manual: Guidelines for Irish Wetland Bird Survey counters (BWI & NPWS), following CIEEM guidelines.

A 15-minute settlement period was given following arrival to allow resumption of bird activity after any possible disturbance caused by arrival to the site. Features associated with wintering birds such as dry meadows were present within the survey area. A vantage point survey at the northeast of the site was utilised to provide the best views of the study area. Transecting around the perimeter was carried out on each occasion, providing clear views of all areas surrounding and over that survey area. Flight lines, large flights, perching, foraging, etc. and any other observed behaviour by wintering bird species and other species observed within, over and immediately adjacent to the survey area were recorded. Each survey was carried out by a single surveyor. Flight altitudes of relevant species were recorded for each observation.

A pair of binoculars were used by the surveyor to identify and count birds at distance.

Peak counts for the survey area were compared to 1% national and international population sizes of relevant species for which data was available. Foraging areas, flight paths, large flights and other observations were mapped according to field sheet records.

Survey results/discussion

Habitats of wintering bird potential

A desk and ground level wintering bird habitat assessment were carried and used to examine the structures, features and vegetation on site that could provide wintering bird habitat. Potential features associated with foraging/roosting include agricultural fields, improved/amenity grassland, scrub, watercourses and drainage ditches, estuaries and intertidal zones. All open areas, vegetated areas, built areas and water-holding features within and immediately adjacent to the site were assessed for wintering bird potential.

Habitat of foraging value for wintering birds was present throughout the site. The site consisted mainly of dry meadows and grassy verges, small areas of scrub, built land and recolonising grassland. No buildings or structures were present within the site area that may provide breeding habitat for gull species, although buildings/structures in the surrounding area may facilitate this.

Wintering bird activity survey

A total of 23 species were recorded within, above and adjacent to the survey area across the surveys. Fifteen green and eight amber species of conservation concern were recorded either on, over and adjacent to the survey area. Details regarding the status, behaviour and abundances of species recorded on/over/adjacent to the site relevant to the conservation interests of Special Protected Areas (SPAs) and red listed Birds of Conservation Concern in Ireland (BoCCI) are discussed below.

Black-headed Gull (amber BoCCI) was observed in flight over the survey area during the surveys (figure 3). A total of 22 observations of black-headed gull were made of a total of c. 40 individuals. It is noted that this species was often observed flying north above the residential area to the east of the site. Peak count was 8 individuals. This species was not observed foraging within the survey area. This species is a Qualifying Interest of the nearby South Dublin Bay and River Tolka Estuary SPA, North Bull Island SPA and North-west Irish Sea SPA. The peak number is below 1% of the international population (table 2).

Herring Gull (amber BoCCI)

Average altitude of flights by this species over the survey area was approximately 20-30 m (based on observation estimates). Flights of this species were observed originating from almost all directions. Large flights predominantly occurred over the houses to the east of the survey area. One herring gull was observed perched/resting/foraging within the survey area on one occasion. Herring gulls often perched on the adjacent Ben Dunne gym roof throughout all surveys. Peak count was 15 individuals. This species is a Qualifying Interest of the nearby North-west Irish Sea SPA. The peak number is below 1% of the international population (table 2).

Lesser black-backed Gull (amber BoCCI)

This species was seen in lesser numbers throughout the surveys. On survey 10, 19 Lesser black-backed gulls were observed flying northwards after perching on Ben Dunne gym for some time. This species was not observed foraging within the survey area on any occasion. Peak count was 19 individuals. This species is a Qualifying Interest of the nearby North-west Irish Sea SPA. The peak number is below 1% of the international population (table 2).

Great black-backed Gull (Green BoCCI)

Flyovers of small numbers of this species were noted on numerous surveys. This species was not observed foraging within the survey area on any occasion. Peak count was 4 individuals. This species is a Qualifying Interest of the nearby North-west Irish Sea SPA. The peak number is below 1% of the international population (table 2).

Brent Geese (Amber BoCCI)

No Brent Geese were observed on or near the site, but two large flyovers were observed during two separate survey occasions. Brent Geese flew east along Kimmage Road West on occasion 1, and northeast over the subject site on occasion 2. Peak count was 150 individuals.

Table 1. *Species recorded on, above and/or adjacent to the site.*

Common name	BTO	Latin name	BoCCI	On site
Blackbird	B.	*Turdus merula*	Green	Y
Black-headed Gull	BH	*Larus ridibundus*	Amber	N
Lesser black-backed Gull	LB	*Larus Fuscus*	Amber	N
Brent Goose (Light-bellied)	BG	*Branta bernicla hrota*	Amber	N
Blue Tit	BT	*Cyanistes caeruleus*	Green	Y
Herring Gull	HG	*Larus argentatus*	Amber	Y
Hooded Crow	HC	*Corvus cornix*	Green	Y
Jackdaw	JD	*Corvus monedula*	Green	Y
Linnet	LI	*Carduelis cannabina*	Amber	Y
Magpie	MG	*Pica pica*	Green	Y
Pied Wagtail	PW	*Motacilla alba yarrellii*	Green	Y
Robin	R.	*Erithacus rubecula*	Green	Y
Rook	RO	*Corvus frugilegus*	Green	Y
Starling	SG	*Sturnus vulgaris*	Amber	Y
Woodpigeon	WP	*Columba palumbus*	Green	Y
Wren	WR	*Troglodytes troglodytes*	Green	Y
Blue Tit	BT	*Cyanistes caeruleus*	Green	Y
Goldfinch	GO	*Spinus tristis*	Green	Y
Song Thrush	ST	*Turdus philomelos*	Green	Y
Coal Tit	CT	*Periparus ater*	Green	Y
Goldcrest	GC	*Regulus regulus*	Amber	Y
Dunnock	D	*Prunella modularis*	Green	Y
House Sparrow	HS	*Passer domesticus*	Amber	Y

Table 2. *Peak counts of bird species recorded within, above and/or immediately adjacent to the survey*

Species	Peak count (2025)	1% national	1% international
Black-headed Gull	8		>10,000
Herring Gull	7		>1000
Lesser Black-backed Gull	19		>1000
Great Black-backed Gull	4		>1000
Brent Goose	150 (overhead)	350	400
Blackbird	3		
Blue Tit	2		
Hooded Crow	6		
Jackdaw	3		
Linnet	3		
Magpie	7		
Pied Wagtail	2		
Robin	3		
Rook	6		
Starling	6		
Woodpigeon	5		
Wren	3		
Blue Tit	2		
Goldfinch	2		
Song Thrush	1		
Coal Tit	3		
Goldcrest	2		
Dunnock	1		
House Sparrow	1		

Figure 3. *Black-headed gull flight paths and large flights.*

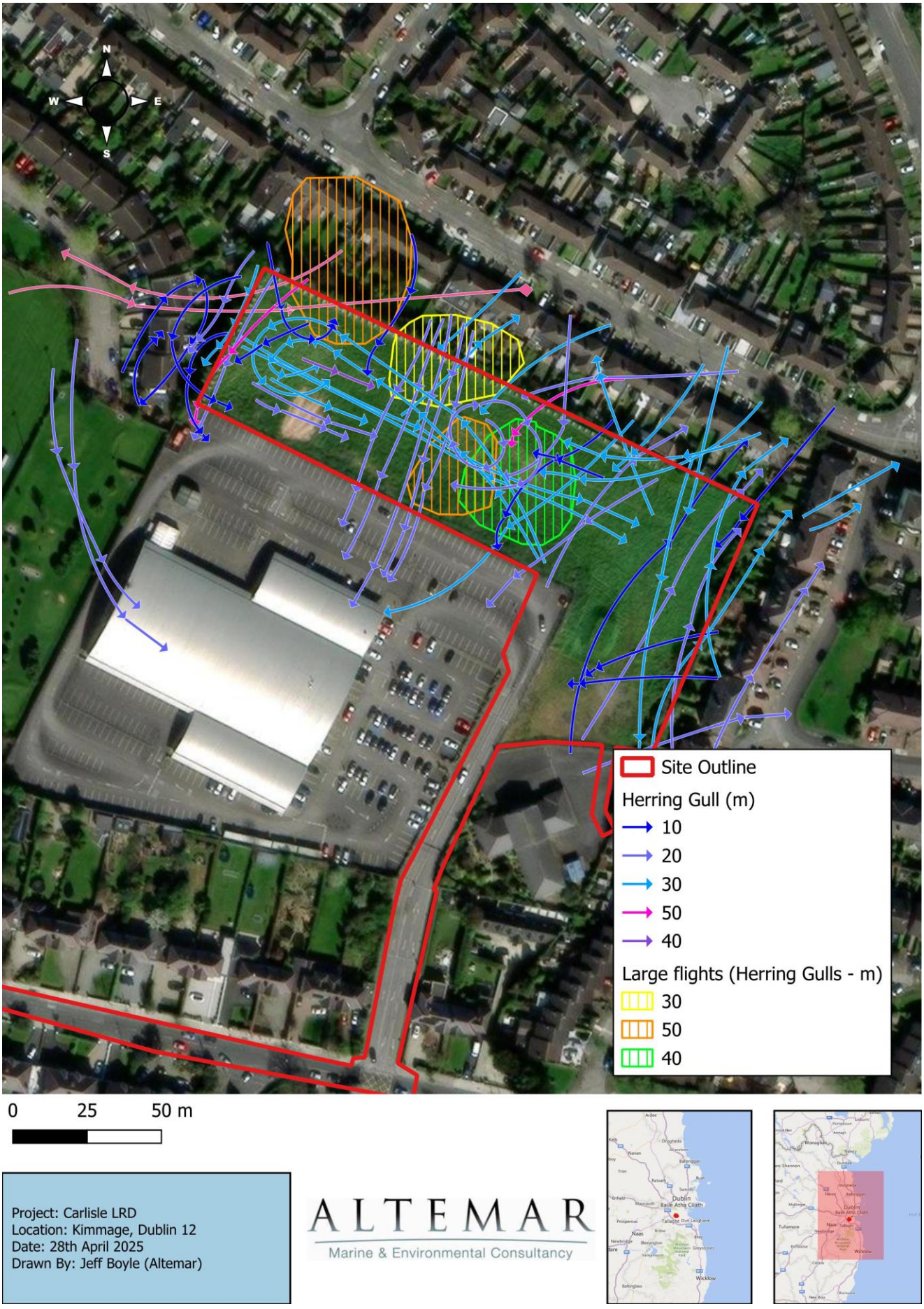

Figure 4. *Herring gull flight paths and large flights*

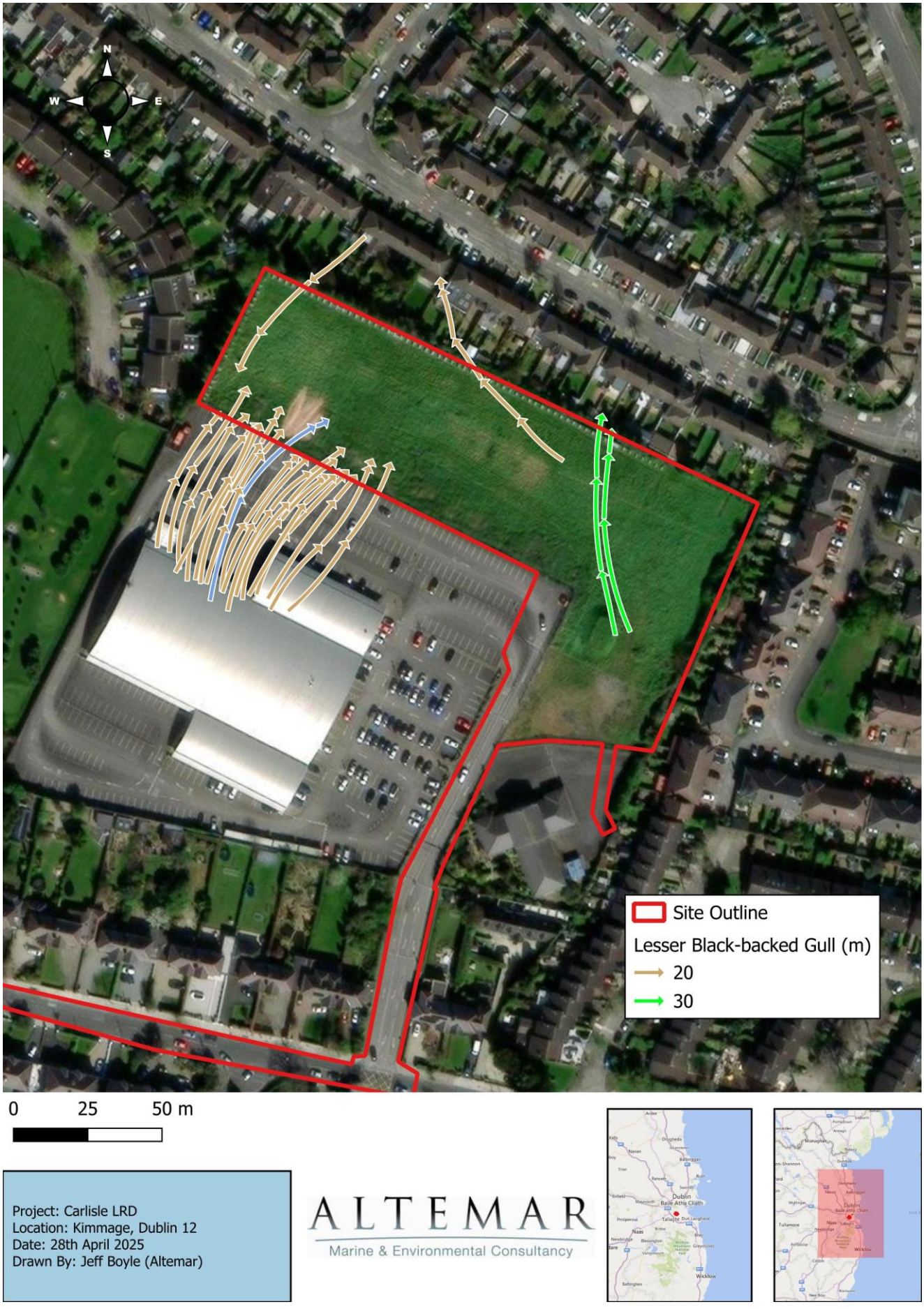

Figure 5. *Lesser black-backed gulls flight paths*

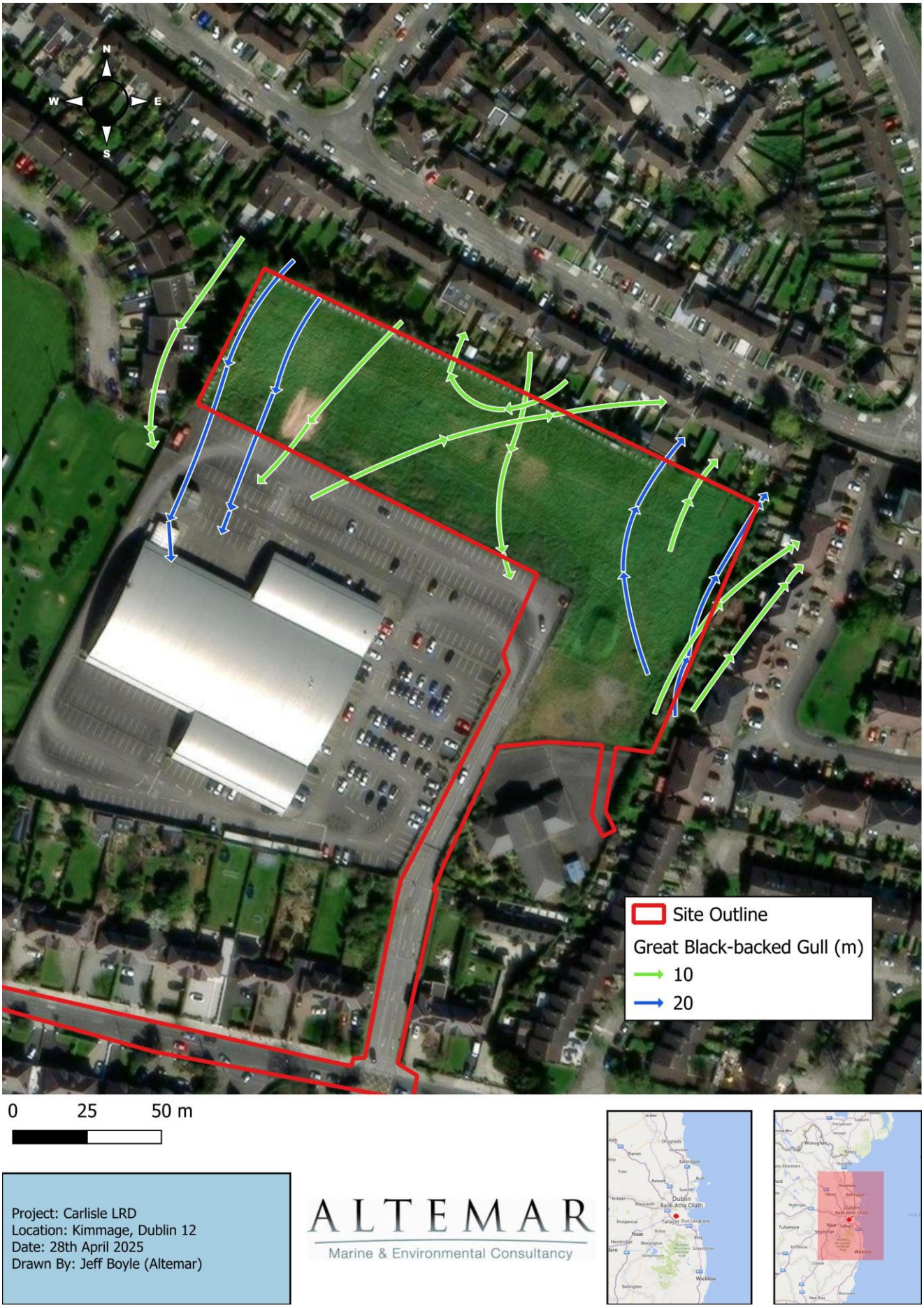

Figure 6. *Great Black-backed Gull flight paths*

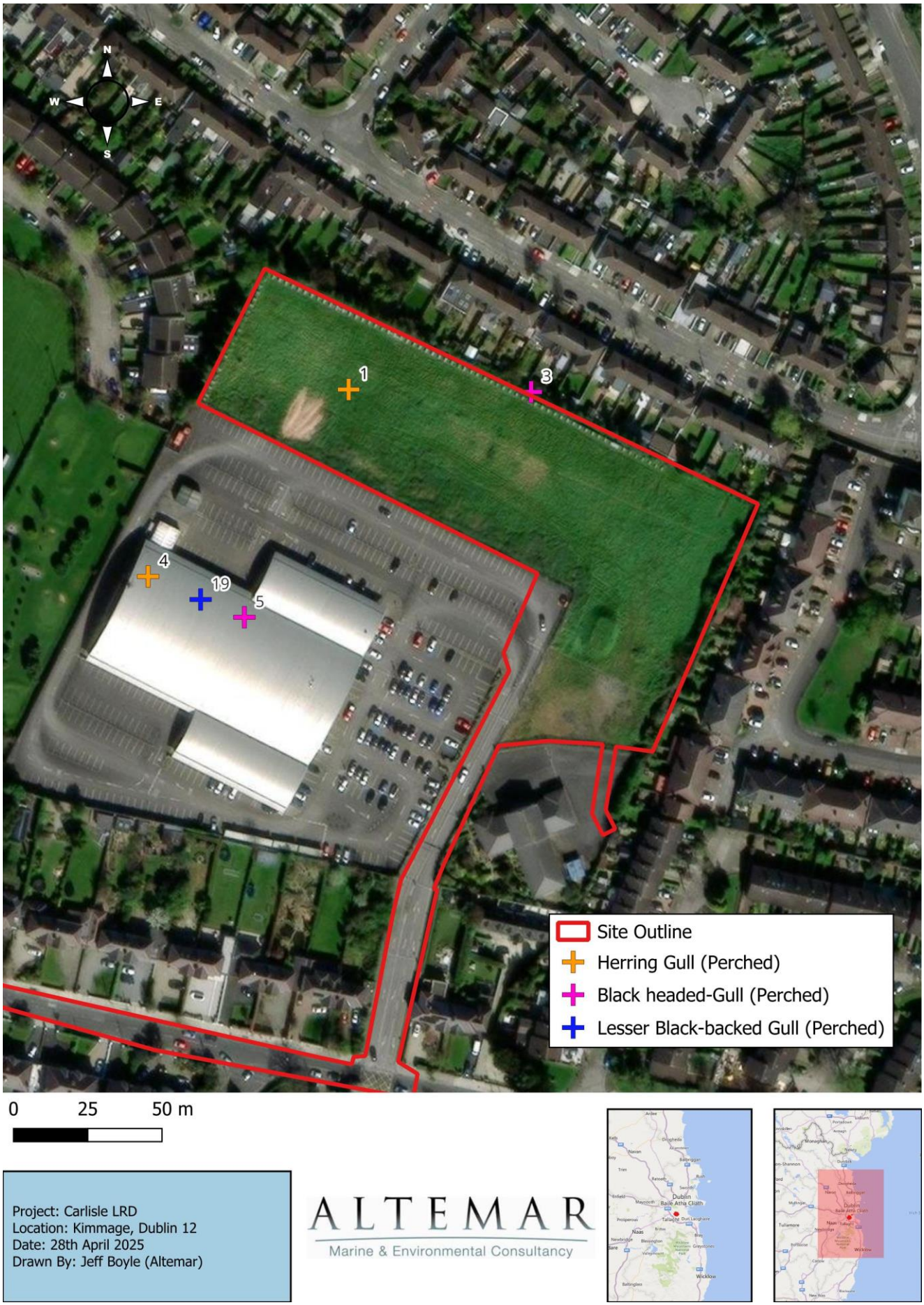

Figure 7. *Gull species observed perched and peak counts observed*

Figure 8. *Large flights of Brent Geese observed during two survey occasions (no foraging on site.)*

Wintering Bird Assessment Findings

Review of local bird records

The review of existing bird records (sourced from NBDC Database) within a 2 km^2 grid (Reference grid O13F) encompassing the study area reveals that 53 known bird species have previously been observed and recorded locally (*Table 3*).

Table 3: *NBDC bird records within 2 km^2 (grids O13F)*

Species name	Record count	Date of last record	Designation
Rose-ringed Parakeet (*Psittacula krameri*)	3	14/03/2023	Invasive Species: Invasive Species || Invasive Species: Invasive Species >> High Impact Invasive Species
Little Egret (*Egretta garzetta*)	4	05/01/2023	Protected Species: Wildlife Acts || Protected Species: EU Birds Directive || Protected Species: EU Birds Directive >> Annex I Bird Species
Peregrine Falcon (*Falco peregrinus*)	1	31/12/2011	Protected Species: Wildlife Acts || Protected Species: EU Birds Directive || Protected Species: EU Birds Directive >> Annex I Bird Species
Common Kingfisher (*Alcedo atthis*)	2	06/02/2021	Protected Species: Wildlife Acts || Protected Species: EU Birds Directive || Protected Species: EU Birds Directive >> Annex I Bird Species || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Rock Pigeon (*Columba livia*)	5	27/07/2019	Protected Species: Wildlife Acts || Protected Species: EU Birds Directive || Protected Species: EU Birds Directive >> Annex II, Section I Bird Species
Common Wood Pigeon (*Columba palumbus*)	18	12/08/2021	Protected Species: Wildlife Acts || Protected Species: EU Birds Directive || Protected Species: EU Birds Directive >> Annex II, Section I Bird Species || Protected Species: EU Birds Directive >> Annex III, Section I Bird Species
Mallard (*Anas platyrhynchos*)	1	07/03/2021	Protected Species: Wildlife Acts || Protected Species: EU Birds Directive || Protected Species: EU Birds Directive >> Annex II, Section I Bird Species || Protected Species: EU Birds Directive >> Annex III, Section I Bird Species

Species name	Record count	Date of last record	Designation
Eurasian Curlew (*Numenius arquata*)	1	09/11/2021	Protected Species: Wildlife Acts || Protected Species: EU Birds Directive || Protected Species: EU Birds Directive >> Annex II, Section II Bird Species || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Red List
Barn Swallow (*Hirundo rustica*)	4	15/04/2023	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Black-legged Kittiwake (*Rissa tridactyla*)	1	01/03/2018	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Brent Goose (*Branta bernicla*)	1	05/12/2021	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Common Kestrel (*Falco tinnunculus*)	1	27/11/2022	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Common Starling (*Sturnus vulgaris*)	21	15/01/2023	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Common Swift (*Apus apus*)	4	05/07/2024	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Eurasian Oystercatcher (*Haematopus ostralegus*)	1	27/11/2021	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List

Species name	Record count	Date of last record	Designation
Eurasian Tree Sparrow (*Passer montanus*)	2	03/03/2018	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
House Sparrow (*Passer domesticus*)	22	19/05/2022	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Lesser Black-backed Gull (*Larus fuscus*)	1	04/03/2018	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Mew Gull (*Larus canus*)	1	03/03/2018	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Black-headed Gull (*Larus ridibundus*)	10	10/10/2021	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Red List
Herring Gull (*Larus argentatus*)	4	10/10/2021	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Red List
Black-billed Magpie (*Pica pica*)	15	19/05/2022	
Blackcap (*Sylvia atricapilla*)	4	31/03/2023	
Blue Tit (*Cyanistes caeruleus*)	7	19/05/2022	
Bohemian Waxwing (*Bombycilla garrulus*)	1	31/12/2011	
Chaffinch (*Fringilla coelebs*)	7	15/01/2023	
Coal Tit (*Periparus ater*)	3	24/01/2021	
Common Blackbird (*Turdus merula*)	17	21/04/2021	
Common Bullfinch (*Pyrrhula pyrrhula*)	1	05/06/2021	
Common Chiffchaff (*Phylloscopus collybita*)	2	29/03/2019	
Common Moorhen (*Gallinula chloropus*)	1	28/04/2019	
Common Raven (*Corvus corax*)	1	07/02/2019	
Eurasian Collared Dove (*Streptopelia decaocto*)	5	09/12/2016	
Eurasian Jackdaw (*Corvus monedula*)	15	26/10/2021	

Species name	Record count	Date of last record	Designation
Eurasian Sparrowhawk (*Accipiter nisus*)	4	29/08/2023	
Eurasian Treecreeper (*Certhia familiaris*)	1	11/02/2021	
European Goldfinch (*Carduelis carduelis*)	5	08/10/2021	
European Greenfinch (*Carduelis chloris*)	2	28/02/2021	
European Robin (*Erithacus rubecula*)	11	24/01/2021	
Goldcrest (*Regulus regulus*)	2	24/01/2021	
Great Tit (*Parus major*)	3	24/01/2021	
Grey Heron (*Ardea cinerea*)	4	28/02/2021	
Grey Wagtail (*Motacilla cinerea*)	2	18/09/2021	
Hedge Accentor (*Prunella modularis*)	4	05/05/2023	
Hooded Crow (*Corvus cornix*)	9	10/10/2021	
Long-tailed Tit (*Aegithalos caudatus*)	3	07/03/2021	
Mistle Thrush (*Turdus viscivorus*)	4	19/05/2022	
Pied Wagtail (*Motacilla alba subsp. yarrellii*)	10	28/01/2023	
Redwing (*Turdus iliacus*)	6	18/12/2022	
Rook (*Corvus frugilegus*)	21	05/05/2023	
Song Thrush (*Turdus philomelos*)	3	24/01/2021	
White-throated Dipper (*Cinclus cinclus*)	1	18/10/2021	
Winter Wren (*Troglodytes troglodytes*)	4	24/01/2021	

Historical Surveys

As part of PhD research by Dr. Tess Handby (2022), multiple roosting sites were recorded for Brent geese of the East Canadian High Arctic population within approximately 15km of the wintering bird survey area. As this species' preferred inland foraging habitat consists mainly of amenity grassland, the survey area under this reports assessment would not be a preferential foraging area for Brent geese. Core/buffer/transition zones, roost sites, suitable/unsuitable foraging areas, and overall foraging ranges of wintering Brent Geese in Dublin, identified by Dr. Handby, are demonstrated below.

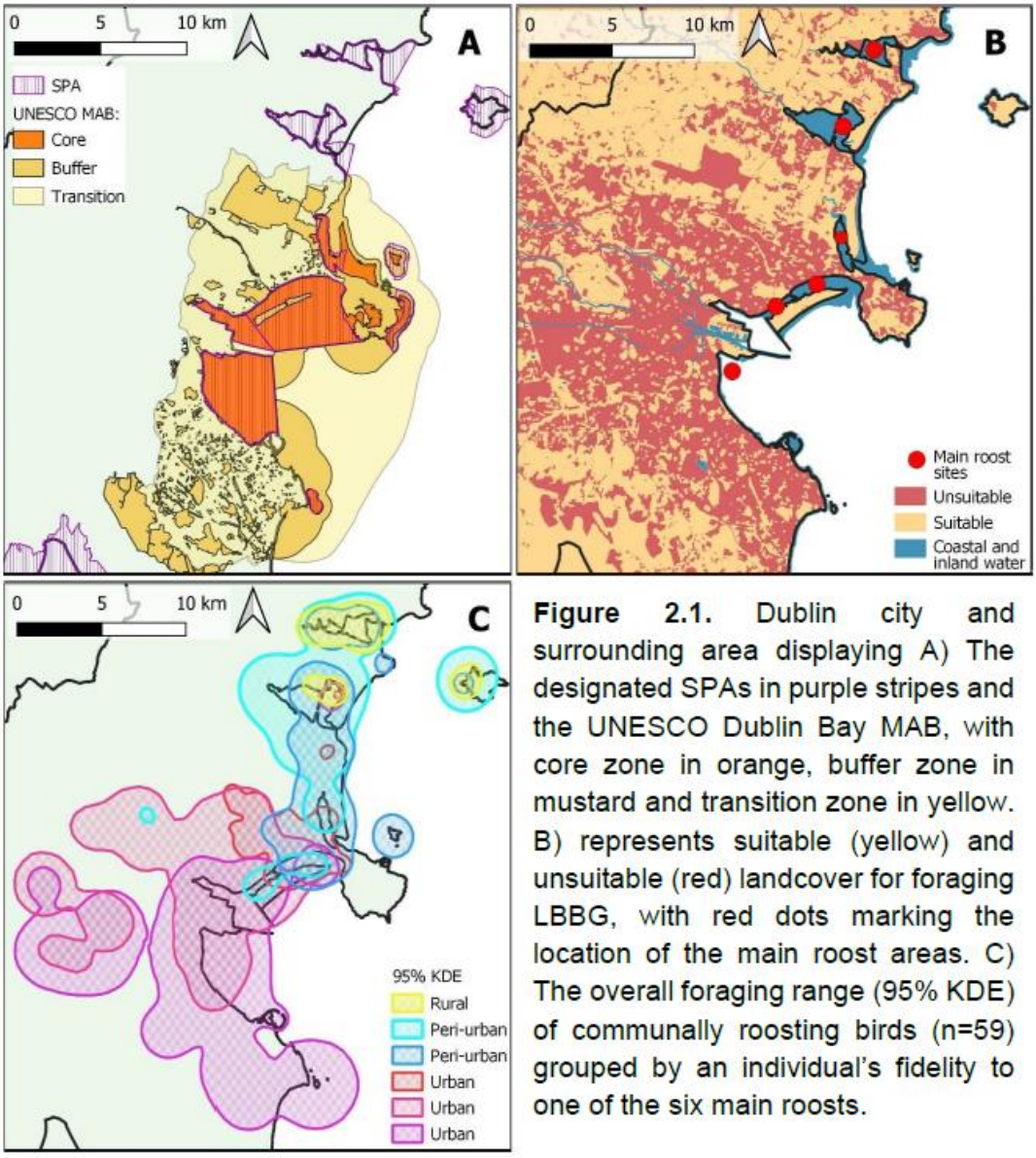

Figure 2.1. Dublin city and surrounding area displaying A) The designated SPAs in purple stripes and the UNESCO Dublin Bay MAB, with core zone in orange, buffer zone in mustard and transition zone in yellow. B) represents suitable (yellow) and unsuitable (red) landcover for foraging LBBG, with red dots marking the location of the main roost areas. C) The overall foraging range (95% KDE) of communally roosting birds (n=59) grouped by an individual's fidelity to one of the six main roosts.

Figure 6. *Designated areas and identified brent goose habitat and use areas (Handby, 2022).*

I-WeBS

I-WeBS National and Site Trends Report 1994/95 – 2019/20 report presents national and site-specific trends of wetland birds in Ireland. This report was used to assess the trends of species (relevant to South Dublin Bay and River Tolka Estuary SPA and adjacent North Bull Island SPA) recorded during wintering bird surveys at the site at Carlisle, Kimmage, Dublin 12. The proposed site is 1.5 km from Bushy Park I-WeBS site (OU005).

Brent Geese were observed in large flights of c. 100 and c. 150 individuals on two survey occasions and are considered by I-WeBS at a national level. However, this species did not use the site and so the site is deemed of low importance to the Brent Geese population. The national wetland bird trend summary (Figure 9) provides long-term population trends for wintering species in Ireland. Trends for individual species nationally and Dublin Bay are included in appendix 1a and 1b of this report.

National Summary

Species	Trend (%) National - 5 Year	National - 12 Year	National - 23 Year	Long Term Trend
Scaup	-33.6	-82.9	-89.2	Large Decline
Pochard	-19.8	-60.4	-79.1	Large Decline
Goldeneye	-32.5	-39.0	-66.9	Large Decline
Lapwing	-6.5	-45.1	-63.9	Large Decline
Grey Plover	-30.6	-39.4	-57.8	Large Decline
Golden Plover	-16.9	-58.1	-54.1	Large Decline
Dunlin	5.9	-21.2	-45.2	Moderate Decline
Curlew	-9.4	-23.7	-43.1	Moderate Decline
Turnstone	-33.6	-46.0	-23.7	Intermediate Decline
Coot	-10.1	1.1	-23.2	Intermediate Decline
Mallard	-11.3	-19.7	-19.1	Intermediate Decline
Wigeon	0.9	-17.0	-18.2	Intermediate Decline
Tufted Duck	-20.7	-28.9	-17.9	Intermediate Decline
Red-breasted Merganser	-12.9	5.2	-14.7	Intermediate Decline
Pintail	-0.8	-6.0	-13.7	Intermediate Decline
Great Crested Grebe	-39.5	-6.1	-10.8	Intermediate Decline
Shoveler	23.0	-21.3	-10.8	Intermediate Decline
Knot	0.0	-12.2	-9.8	Intermediate Decline
Bar-tailed Godwit	-32.6	-13.9	-5.1	Intermediate Decline
Ringed Plover	-4.3	-26.8	-1.1	Intermediate Decline
Grey Heron	1.0	-4.9	6.6	Stable or Increasing
Redshank	-14.0	-28.4	6.7	Stable or Increasing
Shelduck	6.3	-0.8	9.3	Stable or Increasing
Oystercatcher	-17.5	-31.1	10.8	Stable or Increasing
Mute Swan	4.6	9.6	13.8	Stable or Increasing
Teal	1.8	5.7	19.4	Stable or Increasing
Purple Sandpiper	-36.4	-37.6	23.5	Stable or Increasing
Gadwall	-26.5	4.3	24.4	Stable or Increasing
Little Grebe	6.1	16.7	38.2	Stable or Increasing
Greenshank	0.9	7.3	41.0	Stable or Increasing
Cormorant	38.5	8.4	42.9	Stable or Increasing
Sanderling	-23.8	-11.1	84.6	Stable or Increasing
Black-tailed Godwit	22.5	25.0	92.3	Stable or Increasing
Light-bellied Brant Goose	-11.2	1.2	93.3	Stable or Increasing
Little Egret	34.6	61.5	483.3	Stable or Increasing

Figure 9. *I-WeBS National Trends Report.*

Conclusion

This report presents the methodology and results of the twelve site visits to this location by Altemar Ltd. during the 2024/25 wintering bird season. It aims to gather baseline data to assist in assessing the potential impacts of the proposed development on wintering birds, particularly those listed as Qualifying Interests of SPAs and other amber/red-listed birds of conservation concern in Ireland (BoCCI).

A total of 23 species were recorded within and above the survey areas across the twelve surveys. Fifteen green and eight amber species of conservation concern were recorded either on, over and adjacent to the survey area. Herring Gull, Black-headed Gull, Lesser Black-backed gull, Great Black-backed Gull and Brent Goose are species listed as Qualifying Interests of designated sites within 15 km of the subject site at Kimmage. The majority of sightings of these species during surveys consisted of flights over the site, in all directions. One herring gull was observed perched and/or foraging on the site on one occasion. No evidence of brent geese was recorded within the survey area. The results suggest that the site is not significant ex-situ foraging or roosting site for any species of qualifying interest from nearby SPA's. Surveys did not record any visitations whatsoever of Brent Geese or wader species (in a Dublin context that would be Curlew, Oystercatcher and Black-tailed Godwit). No significant effects are foreseen on qualifying interests or conservation objectives of SPA's.

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Appendix I

Site Summary

Species	Trend (%) Dublin Bay - 5 Year	Dublin Bay - 12 Year	Dublin Bay - 23 Year	Long Term Trend
Grey Plover	7.7	-5.0	-51.3	Large Decline
Lapwing	-36.0	-33.6	-40.3	Moderate Decline
Shoveler	-5.9	14.4	-32.2	
Ringed Plover	6.5	-52.1	-14.5	Intermediate Decline
Curlew	-14.1	-22.7	-4.5	
Pintail	24.4	78.3	8.1	Stable or Increasing
Bar-tailed Godwit	-20.8	20.6	31.0	
Dunlin	69.6	18.6	32.7	
Redshank	-5.3	-8.2	45.9	
Shelduck	29.8	49.3	58.0	
Wigeon	61.9	126.7	78.9	
Teal	9.2	43.4	80.3	
Sanderling	15.0	-13.2	84.0	
Mallard	32.2	134.7	91.7	
Turnstone	-26.4	-30.3	91.7	
Oystercatcher	1.9	12.8	103.8	
Golden Plover	948.0	147.2	114.8	
Red-breasted Merganser	2.9	37.3	118.8	
Knot	68.5	33.8	127.5	
Grey Heron	11.6	2.7	148.4	
Great Crested Grebe	-54.1	69.9	188.4	
Cormorant	3.8	-22.9	189.3	
Light-bellied Brent Goose	-7.0	22.2	230.0	
Greenshank	15.6	48.6	235.5	
Black-tailed Godwit	120.0	193.3	780.0	
Little Egret	78.3	121.6	1540.0	